



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 11, 2015

REPORT NO. PC-15-080

ATTENTION: Planning Commission, Agenda of June 18, 2015

SUBJECT: UNION TRIBUNE MIXED USE - PROJECT NO. 277550  
PROCESS 4

OWNER/  
APPLICANT: Mission Valley Holdings, LLC  
Perry Dealy

### SUMMARY

**Issue(s):** Should the Planning Commission approve a mixed use development to include the construction of a 200 unit apartment complex with parking structure, and to maintain an office and newspaper printing facility within the Mission Valley Community Planning area?

### **Staff Recommendation(s):**

1. **CERTIFY** Environmental Impact Report No. 277550 and **ADOPT** the Mitigation, Monitoring and Reporting Program; and **ADOPT** the Findings and Statement of Overriding Considerations; and
2. **APPROVE** Planned Development Permit No. 1326194, Site Development Permit No. 975732, and Vesting Tentative Map No. 975731.

**Community Planning Group Recommendation:** On March 4, 2015, the Mission Valley Planning Group voted 17-0-3 to recommend approval of the project with no conditions (Attachment 11).

**Environmental Review:** Environmental Impact Report No. 277550 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of significance any potential impacts identified in the in the environmental review process. The applicant has provided Draft Candidate Finding's and Statement of Overriding Consideration to allow the decision maker to adopt the project with significant unmitigated and unavoidable direct impacts related to Transportation/Traffic Circulation and cumulatively significant and unmitigated impacts related to Transportation/Traffic Circulation.

**Fiscal Impact Statement:** No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The proposed project is utilizing the Mission Valley Community Plan's Multiple Use Development Option by developing two or more significant revenue-producing uses (residential, office, commercial, and industrial) with significant functional and physical integration of project components, including uninterrupted pedestrian connections to the Fashion Valley Transit Station. The proposed development is adding 200 residential units where none previously existed. The applicant has indicated they will comply with the Inclusionary Housing Ordinance by paying the in-lieu fee.

## **BACKGROUND**

The project proposes a 200 unit multi-family residential development comprised of two 7-story buildings with a 212,000 square-foot parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.54-acre public pocket park and promenade on a 12.86 acre site with an existing newspaper printing facility and office building to remain. The project is located at 350 Camino De La Reina, west of I-163 and north of I-8 in the MV-1 Zone of Mission Valley Planned District within the Mission Valley Community Plan. The project site is currently occupied by 168,575 square feet of office space (Union Tribune offices) and 191,600 square feet of manufacturing (Union Tribune printing facility). The existing Union Tribune office building and printing building were constructed in 1972 and operate on a relatively flat site. The site currently operates as the Union Tribune's headquarters from which the newspaper is written, edited, printed, and distributed. New development would be constructed adjacent to the San Diego River within an area currently used as a paved parking lot. To the west of the site is the Town and Country Hotel, to the north is the San Diego River and Fashion Valley Center and to the south and east are commercial offices/education facilities.

The project requires the following approvals:

1. Process 3 Site Development Permit for environmentally sensitive lands as the project encroaches partially into the flood plain fringe overlay zone and is within 100 feet of the Multiple Habitat Planning Area (MHPA).
2. Process 3 Mission Valley Development Permit due to Threshold 1 (ADT) being exceeded, development within the San Diego River sub-district of the Mission Valley Planned District, and for development within the Mission Valley Planned District that includes above and below grade structural parking.
3. Process 3 Vesting Tentative Map for the subdivision of a single parcel into three parcels.
4. Process 4 Planned Development Permit to allow uses identified in the applicable land use plan which are not allowed in the applicable base zone in accordance with SDMC 143.0403(a)(1) and for minor deviations to rear yard and side yard setback requirements.
5. Process 4 Planned Development Permit for a project incorporating the Mission Valley Community Plan's Multiple Use Option which allows a site to develop a project with multiple uses which are not allowed within the underlying zone.



## **DISCUSSION**

### **Project Description:**

The Union-Tribune Mixed Use project (project) proposes to construct two for-rent residential towers, a parking structure, and river pocket park with promenade on a site with the existing printing facility and offices. The residential element of the project will be constructed on the north half of the site and consist of a northeast tower and a northwest tower. The number of combined units is 200 consisting of 63 one bedroom units, 99 two bedroom units, 18 three bedroom units, seven lofts, and 13 townhomes. The northeast tower will be built over a two story parking structure and attached to a 3 and a half story parking structure on its south wall. The front of the northwest tower will house 13 townhomes facing the San Diego River. The residential development amenities include fitness rooms, meeting rooms, pool, and a sun deck located on the third floor of the northwest tower. Both towers and the parking structure will be connected through an enclosed passage located on the south side of the structures.

The northern portion of the site will replace an existing parking lot with a promenade, public pocket park and residential units. Organization of the entire site is around two major landscaped pedestrian promenades, one running north and south through the heart of the building structures and the other, a promenade, running east and west along the river. Public access to the pocket park at the east and west end of the river promenade will connect pedestrians and bicyclists to nature, shopping, transit and restaurants. An iconic tower marks the center of the site's vehicular and pedestrian access to the residential building and parking. The site's architecture transitions from an existing iconic brick Union Tribune headquarters to a new apartment building and parking structure. New building materials will be brick, stone, glass and concrete intended to complement both the existing buildings as well as the river park. The buildings' seven stories terrace down and away from the iconic tower toward the river to a row of two story townhomes that will present a human scale and a sense of security to the area with "eyes" on the river promenade and pocket park.

### **Parking**

The existing 191,600 square-foot Union-Tribune printing facility and 168,757 square-foot Union-Tribune office building will remain in place and continue to operate. Parking for the Union-Tribune facility and residential development will be shared and provided through a 3 and a half story parking structure on the south side of the northwest tower. Additional parking for the Union-Tribune company will be provided on the south side of the print facility and additional residential parking, including visitor parking will be provided east of the northeast tower and below the northwest tower. Total required parking spaces for the site is 975 where 985 will be provided.

### **San Diego River Master Plan**

The development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan. Along the northern end of the project site is a proposed San Diego River Park area that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel at the west end. The promenade would also serve as an emergency fire access route. The promenade surface would be



built with porous material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Resort. The connector trail west of the site was permitted under the Town and Country project.

### **Community Plan Analysis:**

In accordance with the Mission Valley Community Plan's Multiple Use Option for developers, the proposed project is seeking an application through a Planned Development Permit (PDP) to develop a multiple-use development on a site designated Industrial Park. A multiple-use development must include two or more significant revenue-producing uses (such as retail, office, residential, etc). These two or more uses must be significant in scale and more than site-serving. The Multiple Use Option 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. The project must include significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments. All buildings within the project must be connected to each other with pedestrian walkways. The project must include a permanent and direct bicycle and pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station. The project should minimize the need for an over reliance on automobile access, emphasize pedestrian orientation, and enhance proximity to public transit. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain increased landscape, enhanced hardscape, streetscape design amenities, and outdoor dining and market activities.

The proposed project is in conformance with the Multiple Use Option as the mixed use development includes proposed for-rent multi-family residential units, retail space, and the existing print facility and office space for the Union Tribune newspaper company. The residential component provides a housing need within the community, while the existing office building, print facility, and new retail space will provide employment for the surrounding community and future tenants. The project provides permanent pedestrian linkage from the proposed development to Camino De La Reina and linkages to the public transit system including bus stops and the Fashion Valley Trolley Station. Additionally the project will incorporate a Transportation Demand Management (TDM) program which includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient vehicles. The project is pedestrian-friendly and characterized by outdoor gathering spaces and passive and active open space areas by creating an on-site public river park adjacent to the San Diego River. The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

The proposed public pocket park located in the northeast corner of the proposed project site, will provide access to the promenade. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. There will also be a space between the pocket park and the surface parking lot to the west for mobile food vendors to locate temporarily. The Conservation Element of the City's



General Plan encourages development which incorporates existing mature trees into site designs. The existing mature Sycamore and Torrey Pine trees along the street frontage are viewed as a significant asset to be preserved as much as possible. Design modifications to site access, sidewalks, and parkway, have been incorporated to preserve these trees.

The proposed project incorporates the Multiple Use Option available within the Mission Valley Community Plan by providing two or more significant revenue-producing uses (such as retail, office, residential, etc), is significant in scale and is more than site-serving, encourages comprehensive developments which will minimize the need for an over-reliance on automobile access and emphasize pedestrian orientation and proximity to public transit, and provides functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments.

### **Environmental Analysis:**

A Final Environmental Impact Report (FEIR) No. 277550 was prepared for the proposed project to evaluate the potential for impacts resulting from project implementation in accordance with the California Environmental Quality Act (CEQA). No significant direct or cumulative impacts would occur to Greenhouse Gas Emissions, Energy, Public Utilities (Water Supply, Water Infrastructure, Wastewater Infrastructure, Storm Water Infrastructure) and Visual Quality/Neighborhood Character.

**Significant and Unavoidable Impacts:** The project required the preparation of a Final Environmental Impact Report for potential significant unmitigated and unavoidable direct impacts to Transportation/Circulation/Parking to intersection operations at the Hotel Circle South/I-8 East Bound Ramps (LOS F during the PM peak hour).

The proposed project also has the potential to result in significant and unavoidable direct impacts to street segment operations at the following locations:

- Hotel Circle N.: I-8 WB Ramps to Fashion Valley Road (LOS F)
- Hotel Circle N.: Fashion Valley Road to Camino De La Reina (LOS E)
- Hotel Circle S.: I-8 EB Ramps to Bachman Place (LOS E)
- Hotel Circle S.: Bachman Place to Camino De La Reina (LOS E)

After implementation of mitigation measures T-1 and CUM-1 through CUM-5, the proposed project has the potential to result in cumulatively significant and unmitigated impacts to street segment operations at the following locations:

- Hotel Circle S.: I-8 EB Ramps to Bachman Place (LOS F)
- Hotel Circle S.: Bachman Place to Camino De La Reina (LOS F)

Mitigation measures on the above two street segments are considered technically infeasible and therefore the impacts remain unmitigated. The unmitigated impacts are also addressed in the Findings and Statements of Overriding Considerations (SOC). Written Findings have been drafted and submitted, consistent with CEQA Guidelines Sections 15091 and 15096(h). The Findings identify which measures are infeasible and provide specific reasons for the infeasibility. Certification of the Final Environmental Impact Report and approval of the project with



significant environmental impacts requires the adoption of the SOC's. Adoption of the SOC's meets the CEQA requirement for the decision maker to balance the benefits of a proposed project against the unavoidable environmental risks when deciding whether or not to approve a project.

### **Project-Related Issues:**

#### **Collocation/Suitability Analysis**

The General Plan Appendix C, Economic Policy (EP)-2 identifies Collocation/Conversion Suitability Factors to be included in a Collocation Analysis and reviewed by City when incompatible uses are proposed near each other. The General Plan identifies separation of use and the adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. A Collocation Analysis should determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, the applicant must provide a 1000-foot minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of way can locate between the properties within the separation area.

A Collocation Analysis was prepared for the project by LDN Consulting Company. By law, facilities should be categorized with respect to health risk as having a high, intermediate or low priority using primarily emission potency, toxicity, or quantity as well as proximity to potential receptors and any other factor that the San Diego Air Pollution Control District (SDAPCD) finds may indicate that a facility poses a potential risk to receptors. Facility designations are Category A for High, B for intermediate and C for low priority. Under this plan, Category A designated facilities would be required to prepare detailed health risk assessments.

The report concluded that there would not be exposure to Category C levels of Toxic Air Contaminates (TACs) and would therefore have minimal health risk impacts. It is anticipated that the Union Tribune will not produce emissions exceeding California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) and should not exceed any local, state and federal statutes or laws. Therefore, the future residential uses would not impede Union Tribunes ability to operate or restrict their ability to permit current activities.

#### **Side and Rear Yard Deviations**

The proposed project includes minor deviations to side yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan, Mission Valley Planned District Ordinance, and the Mission Valley Community Plan. The following are the proposed deviations:



<b>Side Yard Setback</b>		
<b>Lot</b>	<b>Proposed Setback</b>	<b>Required Setback</b>
1	Zero	10 feet
3	7 feet	10 feet

<b>Read Yard Setback</b>		
<b>Lot</b>	<b>Proposed Setback</b>	<b>Required Width</b>
1	Zero	15 feet for 50% of lot and 0 feet for 50% of lot

The project is proposing to subdivide the existing site into three lots to accommodate the proposed residential development, existing Union-Tribune newspaper company, amenities and site features. The project is requesting deviations to the rear yard for Lot 1 and side yard setback for proposed Lots 1 and 3. Lot 1 will contain the existing printing facility for the Union-Tribune newspaper company and proposed retail development. Lot 2 will contain the existing office building for the Union-Tribune company and lot 3 will contain the proposed residential development, parking structure, promenade, and pocket park. The zero foot side yard setbacks will allow the pedestrian connection from Camino De La Reina to the residential, promenade, river path and public pocket park. The deviation from interior side and rear setbacks for Lots 1 and 3 would provide for closer building spacing between the existing print facility to the proposed parking structure and residential building on the northwest portion of Lot 3 which ultimately enhances the area along the River Park promenade. The minimization of interior side setbacks allows for an enlarged pedestrian promenade along the riverfront including a shared 23-foot pedestrian/bike path.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project provides open space in excess of what is required. The total minimum required open space area is 31,200 square feet where 43,401 square feet is being provided. The open space will be in the form of balconies, plazas, promenades, terrace, and park area. The project is incorporating the Mission Valley Community Plan Multiple Use Option by incorporating two or more significant revenue-producing uses (such as retail, office, residential, etc); minimizing the need for an over-reliance on automobile access and emphasize pedestrian orientation and proximity to public transit; providing an uninterrupted pedestrian connections, both within the project and to adjacent developments; connecting buildings with pedestrian walkways; and includes a permanent pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for mixed use development. The project will provide additional housing stock for the community and the first project to incorporate the San Diego River Park Master Plan. The project will include a 23-foot wide river park pathway stretching the length of the property adjacent to the San Diego River as detailed above in the Community Plan Analysis.



**Conclusion:**

City staff have 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. City staff is recommending approval of the project.

**ALTERNATIVES:**

1. **Approve** Planned Development Permit No. 1326194, Site Development Permit No. 975732, and Vesting Tentative Map No. 975731 **with modifications.**
2. **Deny** Planned Development Permit No. 1326194, Site Development Permit No. 975732, and Vesting Tentative Map No. 975731 **if the finding required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department

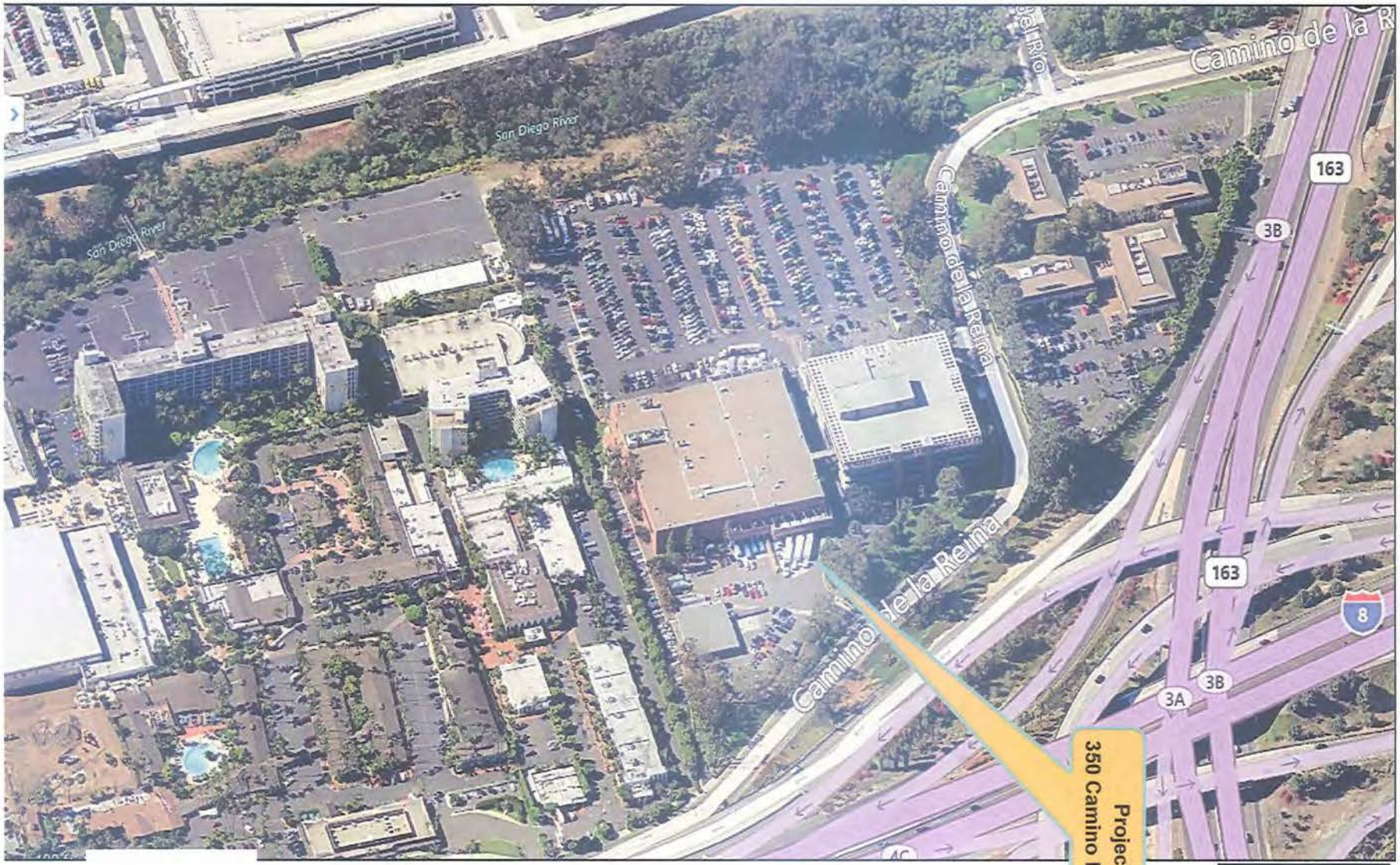


William Zoumes,  
Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Ownership Disclosure Statement
11. Community Planning Group Recommendation
12. Project Chronology
13. Project Renderings
14. Project Plans





## Aerial Photograph (Birds Eye)

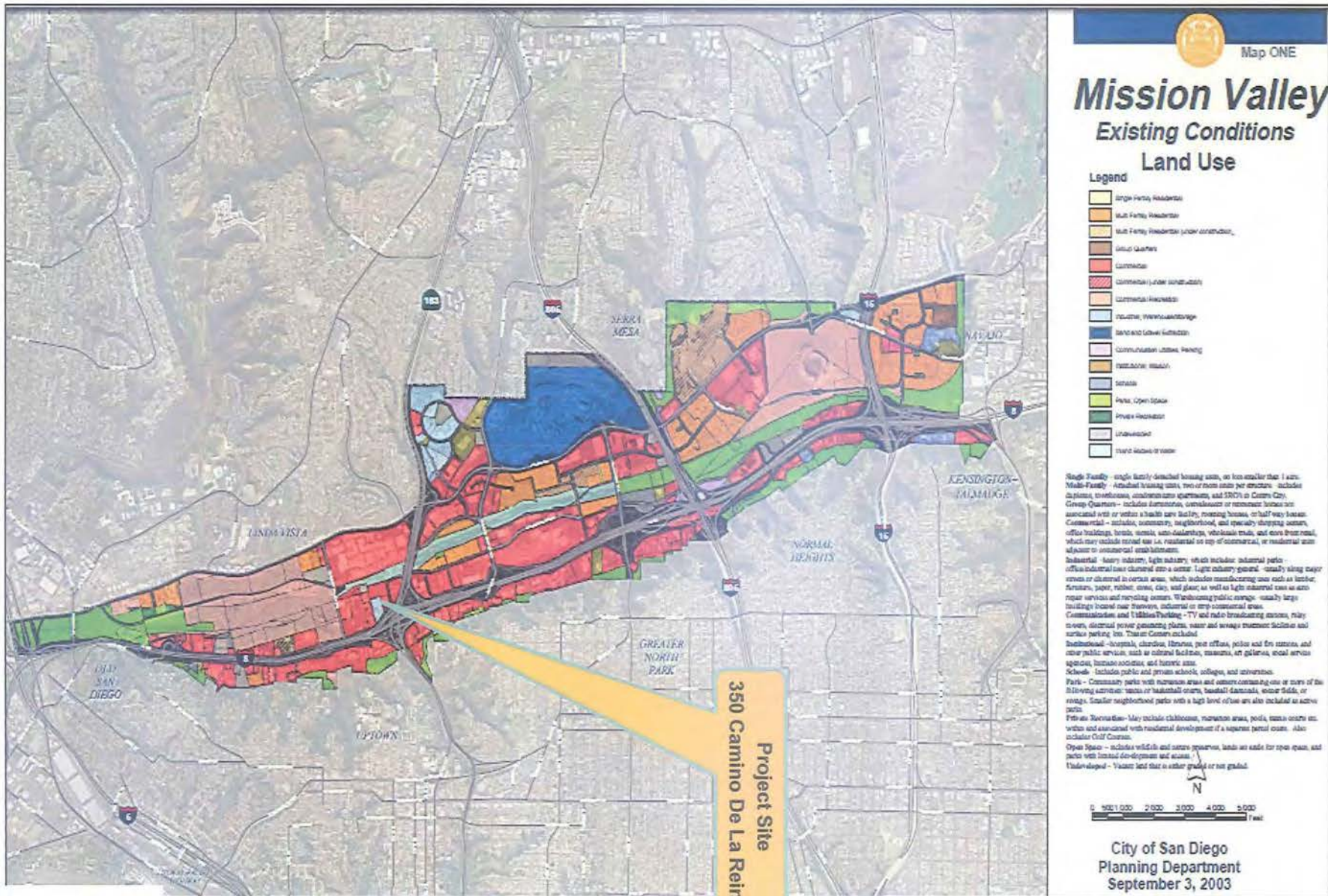
Union-Tribune Mixed Use Project No. 277550  
350 Camino De La Reina

Project Site  
350 Camino De La Reina



Attachment 1  
Aerial Photograph of Site

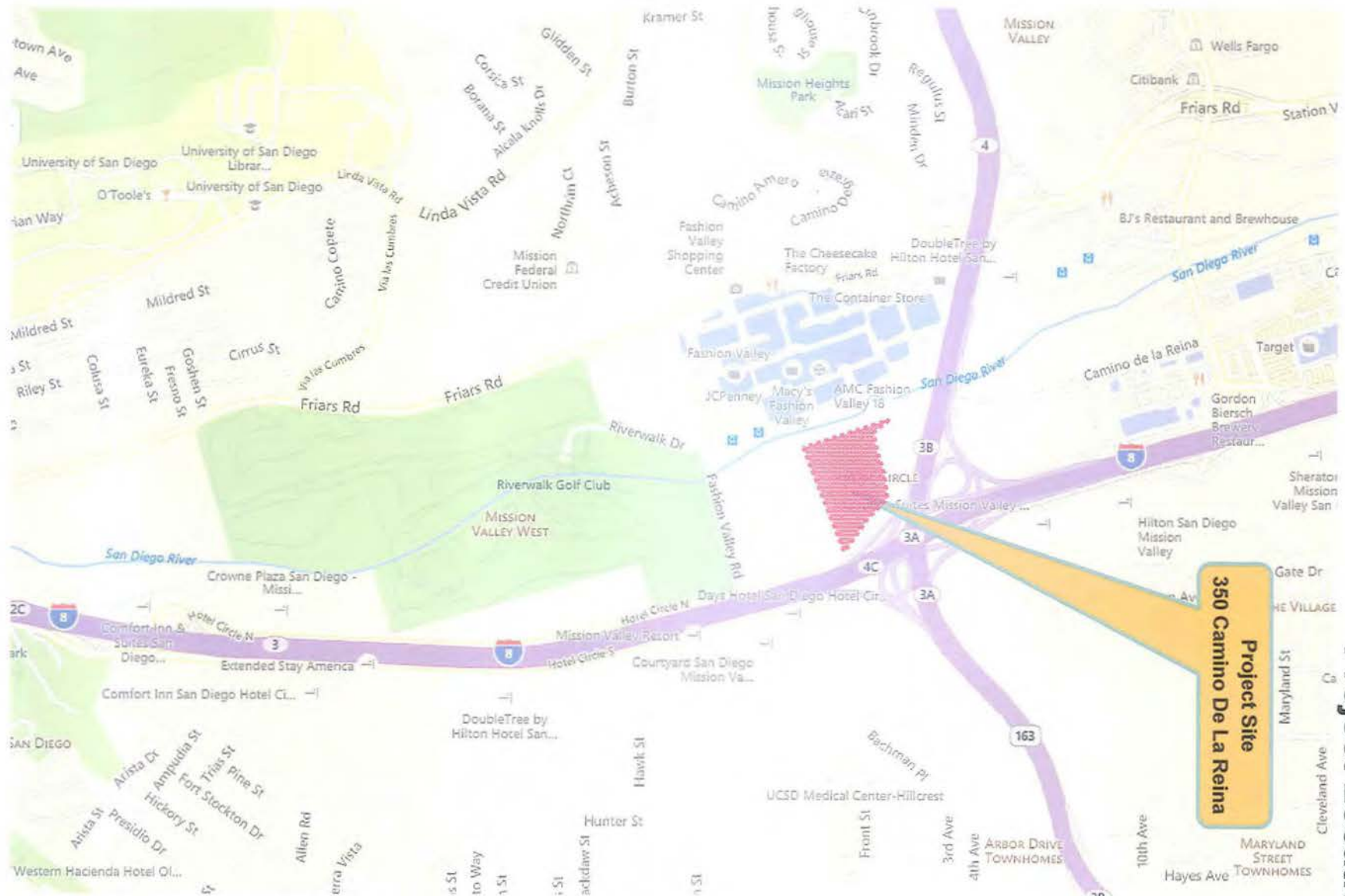




# Land Use Plan

Union-Tribune Mixed Use Project No. 277550  
350 Camino De La Reina





# Attachment 3 Project Location Map



## Project Location Map

Union-Tribune Mixed Use Project No. 277550  
350 Camino De La Reina





<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Union-Tribune Mixed Use	
<b>PROJECT DESCRIPTION:</b>	200 unit multi-family residential development comprised of two 7-story buildings with a 212,000 square-foot parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.54-acre public pocket park and promenade.	
<b>COMMUNITY PLAN AREA:</b>	Mission Valley	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit/Site Development Permit/Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Industrial	
<p style="text-align: center;"><u><b>ZONING INFORMATION:</b></u></p> <p style="text-align: center;"><b>ZONE:</b> MV-I</p> <p style="text-align: center;"><b>HEIGHT LIMIT:</b> 60 feet</p> <p style="text-align: center;"><b>LOT SIZE:</b> 12.57-acres.</p> <p style="text-align: center;"><b>FLOOR AREA RATIO:</b> 1.0</p> <p style="text-align: center;"><b>FRONT SETBACK:</b> 15/20 feet</p> <p style="text-align: center;"><b>SIDE SETBACK:</b> 10 feet</p> <p style="text-align: center;"><b>STREETSIDE SETBACK:</b> 15/20 feet</p> <p style="text-align: center;"><b>REAR SETBACK:</b> 0/15 feet</p> <p style="text-align: center;"><b>PARKING:</b> 975 required</p>		
<u><b>ADJACENT PROPERTIES:</b></u>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Open Space/OF-1-1	San Diego River
<b>SOUTH:</b>	I-8/I-163 Interchange	I-8/I-163 Interchange
<b>EAST:</b>	Commercial/MV-CO	Commercial Offices/Private College
<b>WEST:</b>	Commercial/MV-M-S/P	Hotel/Resort
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Minor deviations to rear yard and side yard setbacks.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 4, 2015, the Mission Valley Planning Group voted 17-0-3 to recommend approval of the project with no conditions	



PLANNING COMMISSION  
RESOLUTION NO.  
PLANNED DEVELOPMENT PERMIT NO. 1326194  
SITE DEVELOPMENT PERMIT NO. 975732  
**UNION TRIBUNE MIXED USE - PROJECT NO. 277550**

WHEREAS, MISSION VALLEY HOLDINGS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct 200 residential units in two 7-story buildings of approximately 286,000 square feet, a parking structure, 3,000 square feet of retail space, and 60,000 square-feet of outdoor amenity/public space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1326194 and 975732 ), on portions of a 12.86-acre site

WHEREAS, the project site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan;

WHEREAS, the project site is legally described as Lot 2 of Golden Valley No. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6860, filed in the Office of the County Recorder of San Diego County, February 26, 1971, together with Parcel A, as shown on said Map No. 6860;

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1326194 and Site Development Permit No. 975732 pursuant to the Land Development Code of the City of San Diego;

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 June 18, 2015.

**FINDINGS:**

**Planned Development Permit - Section 126.0604**

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

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

In accordance with the Mission Valley Community Plan's Multiple Use Option for developers, the proposed project is seeking an application through a Planned Development Permit (PDP) to develop a multiple-use development on a site designated Industrial Park. A multiple-use development must include two or more significant revenue-producing uses (such as retail, office, residential, etc). These two or more uses must be significant in scale and more than site-serving. The Multiple Use Option 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. The project must include significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments. All buildings within the project must be connected to each other with pedestrian walkways. The project must include a permanent and direct bicycle and pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station. The project should minimize the need for an over reliance on automobile access, emphasize pedestrian orientation, and enhance proximity to public transit. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain increased landscape, enhanced hardscape, streetscape design amenities, and outdoor dining and market activities.

The proposed project is in conformance with the Multiple Use Option as the mixed use development includes the for-rent multi-family residential units, retail space, and the existing print facility and office space for the Union Tribune newspaper company. The residential component provides additional housing stock within the community, while the existing office building, print facility, and new retail space will increase employment opportunities for the surrounding community. The project provides permanent pedestrian linkage from the proposed development to Camino De La Reina and linkages to the public transit system including bus stops and the Fashion Valley Trolley Station. Additionally the project will incorporate a Transportation Demand Management (TDM) program which includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient vehicles. The project is pedestrian-friendly and characterized by outdoor gathering spaces and passive and active open space areas by creating an on-site public river park adjacent to the San Diego River. The proposed development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan adopted by the City Council. Along the northern end of the project site is a proposed public pocket park that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel site at the west end. The promenade surface would be built with porous material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Hotel site. The connector trail west of the site was permitted under the Town and Country project. The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

The proposed public pocket park located in the northeast corner of the proposed project site, will provide access to the promenade. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. There will also be a space between the pocket park and the surface parking lot to the west for mobile food vendors for the public to locate temporarily. The Conservation Element of the City's General Plan encourages development which incorporates existing mature trees into site designs. The existing mature Sycamore and Torrey Pine trees along the street frontage are viewed as a significant asset to be preserved as much as possible. Design modifications to site access, sidewalks, and parkway, have been incorporated to preserve these trees.



The project as proposed implements several goals and recommendation 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 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project including the review of grading design, provision of roadways, utilities, drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego's codes, policies, and regulation whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within the community. Conditions of approval address lighting, the generation of noise, the appearance of landscaping and the placement of buildings. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP's. More specifically this project reduces the impervious area on the site by utilizing porous pavers, and incorporates bio-swale/bio-retention facilities to capture, treat, and reduce runoff flows and velocities.

The General Plan Appendix C, Economic Policy (EP-2) identifies Collocation/Conversion Suitability Factors to be included in a Collocation Analysis and reviewed by City when incompatibly uses are being constructed near each other. A Collocation Analysis was written for the site through LDN Consulting Company. By law, facilities should be categorized with respect to health risk as having a high, intermediate or low priority using primarily emission potency, toxicity, or quantity as well as proximity to potential receptors and any other factor that the District finds may indicate that a facility poses a potential risk to receptors. Facility designations are Category A for High, B for intermediate and C for low priority. Under this plan, Category A designated facilities would be required to prepare detailed health risk assessments.

Based on the Union-Tribune analysis there would not be exposure to Category C levels of TACs and would therefore have minimal health risk impacts. It is anticipated that the Union Tribune will not produce emissions exceeding California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) and should not exceed any local, state and federal statutes or laws. Therefore, the existing or future residential uses such as the proposed would not impede Union Tribunes ability to operate or restrict their ability to permit current activities. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.



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

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project includes minor deviations to side and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan, Mission Valley Planned District Ordinance, the Mission Valley Community Plan and that they are deviations allowed by a Planned Development Permit. The following are the proposed deviations:

Side Yard Setback		
Lot	Proposed Setback	Required Setback
1	Zero	10 feet
3	7 feet	10 feet

Rear Yard Setback		
Lot	Proposed Setback	Required Width
1	Zero	15 feet for 50% of lot and 0 feet for 50% of lot

The project is proposing to subdivide the site into three lots to accommodate the proposed residential development, the existing Union-Tribune newspaper company, amenities and site features. The project is requesting deviations to the rear yard for Lot 1 and side yard setback for proposed Lots 1 and 3. Lot 1 will contain the existing printing facility for the Union-Tribune Newspaper Company and proposed retail development. Lot 2 will contain the existing office building for the Union-Tribune company and lot 3 will contain the proposed residential development, parking structure, promenade, and pocket park. The zero foot side yard setbacks will allow the pedestrian connection from the Camino De La Reina to the residential, promenade, river path and public pocket park. The deviation from interior side and rear setbacks Lots 1 and 3 would provide for closer building spacing between the existing print facility to the proposed parking structure and residential building on the northwest portion of Lot 3 which ultimately enhances the area along the River Park promenade. The minimization of interior side setbacks allows for an enlarged pedestrian promenade along the riverfront including a shared 23-foot pedestrian/bike path. In addition, the design maintains compliance with the River Park Master Plan Design Guidelines, particularly the setbacks from the River Influence Corridor. The residential buildings heights have been designed to step back within the River Influence Corridor to maintain a pedestrian scale along the promenade and comply with the River Park Master Plan Design Guidelines. The enlarged opening of the riverfront provides for a total of 0.81 acres of public space dedicated to the pedestrian promenade and pocket park featuring outdoor seating and visual enhancements. The deviation allows for a grand



entrance to the property by providing a pedestrian plaza, vehicular rotary plaza, and surface parking area with space designated for a gourmet food truck. Enhancing the pedestrian plazas, promenades, pocket park, and pathways through deviating from the interior side and rear setbacks results in a more desirable project than would be achieved if the project were to provide setbacks in strict conformance with the regulations of the Mission Valley Planned District and base zone.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project provides open space in excess of what is required. The total minimum open space area will be 31,200 square feet where 43,401 square feet is being provided. The open space will be in the form balconies, plazas, promenades, terrace, and park area. The project is incorporating the Mission Valley Community Plan Multiple Use Options by incorporating two or more significant revenue-producing uses (such as retail, office, residential, etc); minimizing the need for an over-reliance on automobile access and emphasize pedestrian orientation and proximity to public transit; provide an uninterrupted pedestrian connections, both within the project and to adjacent developments; connecting buildings with pedestrian walkways; and includes a permanent pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for mixed use development and providing open space in excess of what is required. The project will provide additional housing stock for the community and the first project to incorporate the San Diego River Park Master Plan. The project will include a 23-foot wide river park pathway stretching the length of the property adjacent to the San Diego River. This pathway will include a river overlook complete with benches, seats, architectural pilaster with lights, interpretive panel describing the flora and fauna, and decorative paving. The river park pathway will eventually connect with the San Diego Path to the west and east of the project when those connections are constructed. In the mean time the project will construct a 14-foot wide with 10-foot path at the northwest corner of the project connecting to the Fashion Valley Mall and Trolley station.

The project is anticipated to visually enhance the site by replacing of a sea of asphalt with a promenade, public pocket park and residential units. Organization of the site is around two major landscaped pedestrian promenades, one running north and south through the heart of the building structures and the other running east and west along the river park. The public will have access to the San Diego River pocket park at the east end of the river promenade that will connect pedestrians and bicyclists to nature, shopping, transit and restaurants. The site's architecture transitions from the brick Union Tribune headquarters as it steps from seven stories of apartments marked by a towered beacon to a row of two story townhomes that will front on a newly enhanced river park. New building materials will be brick, stone, glass and concrete intended to complement both the existing buildings as well as the public pocket park adjacent to the river.

Minor deviations to the lot setbacks have been incorporated to allow the implementation of the project features described above. The project has incorporated additional requirements such as public pocket park with the Planned Development Permit and has been determined to be consistent with the Planned Development Ordinance. The project is consistent in density with other subdivisions in the area. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the area by providing multi-family development. Therefore, the proposed development is appropriate for this location and will result in a more desirable



project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

**Site Development Permit - Section 126.0504**

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

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

In accordance with the Mission Valley Community Plan's Multiple Use Option for developers, the proposed project is seeking an application through a Planned Development Permit (PDP) to develop a multiple-use development on a site designated Industrial Park. A multiple-use development must include two or more significant revenue-producing uses (such as retail, office, residential, etc). These two or more uses must be significant in scale and more than site-serving. The Multiple Use Option 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. The project must include significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments. All buildings within the project must be connected to each other with pedestrian walkways. The project must include a permanent and direct bicycle and pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station. The project should minimize the need for an over reliance on automobile access, emphasize pedestrian orientation, and enhance proximity to public transit. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain increased landscape, enhanced hardscape, streetscape design amenities, and outdoor dining and market activities.

The proposed project is in conformance with the Multiple Use Option as the mixed use development includes the for-rent multi-family residential units, retail space, and the existing print facility and office space for the Union Tribune newspaper company. The residential component provides additional housing stock within the community, while the existing office building, print facility, and new retail space will increase employment opportunities for the surrounding community. The project provides permanent pedestrian linkage from the proposed development to Camino De La Reina and linkages to the public transit system including bus stops and the Fashion Valley Trolley Station. Additionally the project will incorporate a Transportation Demand Management (TDM) program which includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient vehicles. The project is pedestrian-friendly and characterized by outdoor gathering spaces and passive and active open space areas by creating an on-site public river park adjacent to the San Diego River. The proposed development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan adopted by the City Council. Along the northern end of the project site is a proposed public pocket park that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel site at the west end. The promenade surface would be built with porous



material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Hotel site. The connector trail west of the site was permitted under the Town and Country project. The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

The proposed public pocket park located in the northeast corner of the proposed project site, will provide access to the promenade. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. There will also be a space between the pocket park and the surface parking lot to the west for mobile food vendors for the public to locate temporarily. The Conservation Element of the City's General Plan encourages development which incorporates existing mature trees into site designs. The existing mature Sycamore and Torrey Pine trees along the street frontage are viewed as a significant asset to be preserved as much as possible. Design modifications to site access, sidewalks, and parkway, have been incorporated to preserve these trees. The project as proposed implements several goals and recommendation 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 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project including the review of grading design, provision of roadways, utilities, drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego's codes, policies, and regulation whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within the community. Conditions of approval addresses lighting, the generation of noise, the appearance of landscaping and the placement of buildings. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP's. More specifically this project reduces the impervious area on the site by utilizing porous pavers, and incorporates bio-swale/bio-retention facilities to capture, treat, and reduce runoff flows and velocities.

The General Plan Appendix C, Economic Policy (EP-2) identifies Collocation/Conversion Suitability Factors to be included in a Collocation Analysis and reviewed by City when incompatibly uses are being constructed near each other. A Collocation Analysis was written for the site through LDN Consulting Company. By law, facilities should be categorized with respect to health risk as having a high, intermediate or low priority using primarily emission potency, toxicity, or quantity as well as proximity



to potential receptors and any other factor that the District finds may indicate that a facility poses a potential risk to receptors. Facility designations are Category A for High, B for intermediate and C for low priority. Under this plan, Category A designated facilities would be required to prepare detailed health risk assessments.

Based on the Union-Tribune analysis there would not be exposure to Category C levels of TACs and would therefore have minimal health risk impacts. It is anticipated that the Union Tribune will not produce emissions exceeding California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) and should not exceed any local, state and federal statutes or laws. Therefore, the existing or future residential uses such as the proposed would not impede Union Tribunes ability to operate or restrict their ability to permit current activities. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Therefore, the proposed development 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 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project includes minor deviations to side and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan, Mission Valley Planned District Ordinance, and the Mission Valley Community Plan and that they are deviations allowed by a Planned Development Permit. The following are the proposed deviations:

Side Yard Setback		
Lot	Proposed Setback	Required Setback
1	Zero	10 feet
3	7 feet	10 feet

Rear Yard Setback		
Lot	Proposed Setback	Required Width
1	Zero	15 feet for 50% of lot and 0 feet for 50% of lot

The project is proposing to subdivide the site into three lots to accommodate the proposed residential development, the existing Union-Tribune newspaper company, amenities and site features. The project is requesting deviations to the rear yard for Lot 1 and side yard setback for proposed Lots 1 and 3. Lot 1



will contain the existing printing facility for the Union-Tribune Newspaper Company and proposed retail development. Lot 2 will contain the existing office building for the Union-Tribune company and lot 3 will contain the proposed residential development, parking structure, promenade, and pocket park. The zero foot side yard setbacks will allow the pedestrian connection from the Camino De La Reina to the residential, promenade, river path and public pocket park. The deviation from interior side and rear setbacks Lots 1 and 3 would provide for closer building spacing between the existing print facility to the proposed parking structure and residential building on the northwest portion of Lot 3 which ultimately enhances the area along the River Park promenade. The minimization of interior side setbacks allows for an enlarged pedestrian promenade along the riverfront including a shared 23-foot pedestrian/bike path. In addition, the design maintains compliance with the River Park Master Plan Design Guidelines, particularly the setbacks from the River Influence Corridor. The residential buildings heights have been designed to step back within the River Influence Corridor to maintain a pedestrian scale along the promenade and comply with the River Park Master Plan Design Guidelines. The enlarged opening of the riverfront provides for a total of 0.81 acres of public space dedicated to the pedestrian promenade and pocket park featuring outdoor seating and visual enhancements. The deviation allows for a grand entrance to the property by providing a pedestrian plaza, vehicular rotary plaza, and surface parking area with space designated for a gourmet food truck. Enhancing the pedestrian plazas, promenades, pocket park, and pathways through deviating from the interior side and rear setbacks results in a more desirable project than would be achieved if the project were to provide setbacks in strict conformance with the regulations of the Mission Valley Planned District and base zone. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

#### **Site Development Permit Supplemental Findings-Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed development will be sited on a previously graded area and currently used as a paved parking lot for the Union-Tribune Publishing Company. The project is south of and adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). In this area the MHPA includes the habitat associated with the San Diego River.

Portions of the river north of the project site are in jurisdictional wetlands under local, state, and federal regulations, and part of this area would also be considered waters of the U.S. under federal regulation. Under the City of San Diego Biology Guidelines, the project would be required to maintain a wetland buffer around all wetlands as appropriate to protect the functions and values of the wetland. Due to the project's adjacency with the MHPA, compliance with several MSCP Subarea Plan directives is required, in addition to the MSCP implementing regulations, including MHPA adjacency guidelines. Because the proposed project development would occur within previously-developed areas, would improve on-site water infiltration and purification, and would not introduce new invasive species to the area, no indirect wetland buffer impacts would occur with project implementation and the project would result in no net



loss of functions or values in adjacent wetlands. Additionally, the project implementation would include the construction of a segment of the San Diego River Park trail, which would impact 0.02 acres of Non-Native Grassland, classified as Tier IIIB Habitat by the City Land Development Code's Biology Guidelines. However, because this impact is less than 0.1 acre and is surrounded by existing urban developments it is not considered a substantial adverse impact. There would be no substantial adverse impact on any Tier I, II, or IIIA habitats or other sensitive natural community because none occur on-site.

The proposed development will result in a reduction in the amount of impervious surface and will provide storm water treatment facilities on-site including bio-swales incorporated and within the proposed 11,947 square-foot public pocket park and four bio-retention facilities would be sited in and around the project's landscape areas and would be accessed via storm drain infrastructure. Because of the existing impervious surface on the site, a greater amount of pollutants is currently being discharged into the San Diego River or the City sewer system. The proposed development includes detention basins and other storm water treatment facilities on site. Because the project will not encroach into environmentally sensitive lands and will implement the wetland buffer mitigation requirements in accordance to the MHPA adjacency guidelines and treat and reduce storm water runoff into the wetland area, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The project is located in Hazard Category 31 (Liquefaction High Potential, shallow ground water, major drainage, hydraulic fills). Liquefaction typically occurs when a site is located in a zone with seismic activity, on-site soils are cohesionless/silt or clay with low plasticity, groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. The City of San Diego reviewed and accepted the Geotechnical letter and Geologic Reconnaissance prepared by Geocon Inc. which indicated there are no known active, potentially active or inactive faults located at the project site thus reducing or relieving the site of liquefaction. In addition, active, potentially active and other major inactive faults noted on regional geologic and fault maps do not cross nor trend toward the project site. The project site is not located within a State of California Earthquake Fault Zone as designated by the California Geologic Society (CGS). The site is not located within any fault zone identified on the San Diego Seismic Safety Study, Geologic Hazards and Fault maps and the closest active fault is the Rose Canyon Fault located approximately two miles to the west. Therefore, the possibility of any hazard due to ground surface rupture at the site is considered very low.

The project site is on the edge of the San Diego river flood plain fringe (100-year flood plain). None of the proposed structures will be constructed within the flood plain as only the river path and pocket park are proposed in this area. The proposed project will reduce the amount of on-site impervious surface and provide on-site water quality features such as natural basins to capture first flush site drainage and riprap at outlet structures to dissipate flow rates. These features reduce scouring and erosion. The project



exceeds the city-wide applicable requirements related to storm water runoff and Best Management Practices (BMP's) as related to storm water runoff.

As noted above, the project is located on the edge of the San Diego River and does not contain steep hillsides, natural land forms or environmentally sensitive lands. Adjacent to the side and within the San Diego river basin is a collection of native and non-native vegetation. Although native vegetation is adjacent to the site, a 63-foot wide Brush Management Zone 1 required for the project based on adequate setback of the proposed structures and fire truck access used together with the bike lane. A zero-foot Brush Management Zone 2 is allowed for the project and located off-site within the MHPA boundaries. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The site is located adjacent to the San Diego River and the MHPA. The development has been designed to provide appropriate buffers required by the MSCP Subarea Plan, San Diego River Park Plan, and the Mission Valley Planned District. The River Influence Area setbacks specified for the site have been incorporated on site to protect the adjacent environmentally sensitive lands while designing engaging activities to this area to allow for safe pedestrian access. Furthermore, controls imposed on drainage and toxics, lighting, noise, barriers, invasive plant species, and grading would all be consistent with the Land Use Adjacency Guidelines contained in the Multiple Species Conservation Plan (MSCP) Subarea Plan and incorporated as mitigation measures for the project. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The site is located adjacent to the floodway, San Diego River, and MHPA. The development has been carefully designed to provide appropriate buffers required by the MHPA, San Diego River Park Plan, and the Mission Valley Planned District. Measures to protect existing landscaping during and after construction along the river have been established through permit conditions. Furthermore, controls imposed on drainage and toxics, lighting, noise, barriers, invasive plant species, and grading would all be consistent with the Land Use Adjacency Guidelines contained in the Multiple Species Conservation Plan (MSCP) Subarea Plan and incorporated as mitigation measures for the project. Therefore, proposed



development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed development is located several miles inland from public beaches and local shoreline, and includes Best Management Practices (BMPs) appropriate for the site. The project would include BMPs in compliance with local and state regulations to ensure downstream hydrology quality is not significantly affected. Specifically, the proposed project will reduce the amount of on-site impervious surface and provide on-site water quality features such as natural basins to capture first flush site drainage and riprap at outlet structures to dissipate flow rates. These features reduce scouring and erosion. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

Environmental Impact Report (EIR) No. 277550 was prepared for the project which included a site-specific impact analysis for this proposed development and its alternatives. Mitigation measures included with the project include MHPA Land Use Adjacency Guidelines which regulate drainage, project staging areas/equipment storage, lighting, barriers, prohibited invasive plants, brush management, and noise. The project will incorporate a Transportation Demand Management (TDM) program to help alleviate traffic issues, provide an irrevocable offer of dedication (IOD) and bonded deferred improvement agreement (DIA) for the widening of Camino De La Reina along the project frontage, contribute a fair-share (4.3%) towards implementing the widening of the Hotel Circle South/I-8 EB Ramps intersection, contribute a fair-share (2.4%) towards widening to accommodate a second WB through lane on Hotel Circle North between I-8 WB Ramps and Fashion Valley Road and contribute a fair-share (4.2%) towards widening to accommodate a second WB through lane on Hotel Circle North between Fashion Valley Road and Camino De La Reina, satisfactory to the City Engineer.

Additionally, mitigation measures include the requirement for a biologist to verify that no nesting birds are present on any portion of the project site or nearby vicinity (including off-site areas to be impacted) during grading and construction operations and for native American and archeologist monitors during grading activities.



Furthermore, all mitigation measures identified in the EIR and described above associated with this proposed development have been adopted and are incorporated into the Site Development Permit, therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**Mission Valley Development Permit - Section 1514.0201**

**1. The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

In accordance with the Mission Valley Community Plan's Multiple Use Option for developers, the proposed project is seeking an application through a Planned Development Permit (PDP) to develop a multiple-use development on a site designated Industrial Park. A multiple-use development must include two or more significant revenue-producing uses (such as retail, office, residential, etc). These two or more uses must be significant in scale and more than site-serving. The Multiple Use Option 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. The project must include significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments. All buildings within the project must be connected to each other with pedestrian walkways. The project must include a permanent and direct bicycle and pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station. The project should minimize the need for an over reliance on automobile access, emphasize pedestrian orientation, and enhance proximity to public transit. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain increased landscape, enhanced hardscape, streetscape design amenities, and outdoor dining and market activities.

The proposed project is in conformance with the Multiple Use Option as the mixed use development includes the for-rent multi-family residential units, retail space, and the existing print facility and office space for the Union Tribune newspaper company. The residential component provides additional housing stock within the community, while the existing office building, print facility, and new retail space will increase employment opportunities for the surrounding community. The project provides permanent pedestrian linkage from the proposed development to Camino De La Reina and linkages to the public transit system including bus stops and the Fashion Valley Trolley Station. Additionally the project will incorporate a Transportation Demand Management (TDM) program which includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient vehicles. The project is pedestrian-friendly and characterized by outdoor gathering spaces and passive and active open space areas by creating an on-site public river park adjacent to the San Diego River. The proposed development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan



adopted by the City Council. Along the northern end of the project site is a proposed public pocket park that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel site at the west end. The promenade surface would be built with porous material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Hotel site. The connector trail west of the site was permitted under the Town and Country project. The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

The proposed public pocket park located in the northeast corner of the proposed project site, will provide access to the promenade. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. There will also be a space between the pocket park and the surface parking lot to the west for mobile food vendors for the public to locate temporarily. The Conservation Element of the City's General Plan encourages development which incorporates existing mature trees into site designs. The existing mature Sycamore and Torrey Pine trees along the street frontage are viewed as a significant asset to be preserved as much as possible. Design modifications to site access, sidewalks, and parkway, have been incorporated to preserve these trees. The project as proposed implements several goals and recommendation of the Community Plan. Therefore, the proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.

**2. The proposed development provides the required public facilities and is compatible with adjacent open space areas.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan adopted by the City Council. Along the northern end of the project site is a proposed San Diego River Park area that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel site at the west end. The promenade surface would be built with porous material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Hotel site. The connector trail west of the site was permitted under the Town and Country project. Other public facility contributions for the project will include 1) the Owner/Permittee shall contribute a fair-share (4.3%) towards implementing the widening of the Hotel Circle South/I-8 east bound Ramps intersection to include a second east bound through lane and restriping the west bound approach to include two through lanes with a shared right-turn lane; 2) The Applicant shall provide an irrevocable offer of



dedication (IOD) and deferred improvement agreement (DIA) for the widening of Camino De La Reina along the project frontage; 3) the Owner/Permittee shall contribute a fair-share (2.4%) towards widening to accommodate a second west bound through lane on Hotel Circle North between I-8 WB Ramps and Fashion Valley Road; and 4) the Owner/Permittee shall contribute a fair-share (4.2%) towards widening to accommodate a second west bound through lane on Hotel Circle North between Fashion Valley Road and Camino De La Reina.

The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

A public pocket park is proposed to be located in the northeast corner of the proposed project site, with access to the promenade to the north. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. In regards to automobile access, the project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level, creating an active pedestrian environment. Therefore, the proposed development provides the required public facilities and is compatible with adjacent open space areas.

**3. The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project will be accomplished and meet the purpose, intent, and criteria of the Mission Valley Planning District in a manner that enhances and preserves sensitive resource areas by constructing the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan; improves the vehicular, bicycle, pedestrian and public transit circulation network by constructing a paved pedestrian/bicycle path and the river walk promenade and provide a Transit Demand Management (TDM) plan. Additionally the project will provide reasonable use of property by incorporating a multiple-use development in accordance with the Mission Valley Community Plan and contributes to the aesthetic and functional well being of the community by preserving the mature growth of sycamore trees along Camino De La Reina and integrating a public pocket park for passive uses planted with natural vegetation.

The project requires a Process 3 Mission Valley Development Permit through the processing of a Site Development Permit due to Threshold 1 Average Daily Trips (ADT) being exceeded but below Threshold 2 (ADT), development within the San Diego River sub-district of the Mission Valley Planned District, and for development within the Mission Valley Planned District that includes above and below grade structural parking. Guidelines for Discretionary Review have been fulfilled as the project has successfully submitted a deemed complete application for review through the City of San Diego and



brought forward to a decision maker for a decision in accordance to San Diego Municipal Code section 1514.0201 (Permit Application, Review, and Issuance). Therefore, the proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district

**4. The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project including the review of grading design, provision of roadways, utilities, drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego's codes, policies, and regulation whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within the community. Conditions of approval addresses lighting, the generation of noise, the appearance of landscaping and the placement of buildings. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP's. More specifically this project reduces the impervious area on the site by utilizing porous pavers, and incorporates bio-swale/bio-retention facilities to capture, treat, and reduce runoff flows and velocities.

The General Plan Appendix C, Economic Policy (EP-2) identifies Collocation/Conversion Suitability Factors to be included in a Collocation Analysis and reviewed by City when incompatibly uses are being constructed near each other. A Collocation Analysis was written for the site through LDN Consulting Company. By law, facilities should be categorized with respect to health risk as having a high, intermediate or low priority using primarily emission potency, toxicity, or quantity as well as proximity to potential receptors and any other factor that the District finds may indicate that a facility poses a potential risk to receptors. Facility designations are Category A for High, B for intermediate and C for low priority. Under this plan, Category A designated facilities would be required to prepare detailed health risk assessments.

Based on the analysis there would not be exposure to Category C levels of TACs and would therefore have minimal health risk impacts. It is anticipated that the Union Tribune will not produce emissions exceeding California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) and should not exceed any local, state and federal statutes or laws. Therefore, the existing or future residential uses such as the proposed would not impede Union Tribunes ability to operate or restrict their ability to permit current activities. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical,



**Attachment 5**  
**Draft Permit Resolution with Findings**

plumbing, and access components of the project are designed to protect the public. Therefore, the proposed development will comply with all other relevant regulations in the San Diego Municipal Code

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1326194 and Site Development Permit No. 975732 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.1326194 and 975732 a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: June 15, 2015

SAP No. 24002602



**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: 24002602

PLANNED DEVELOPMENT PERMIT NO. 1326194  
SITE DEVELOPMENT PERMIT NO. 975732  
**UNION TRIBUNE MIXED USE PROJECT NO. 277550**  
PLANNING COMMISSION

This Planned Development Permit No. 1326194 and Site Development Permit No. 975732 (Permit) are granted by the Planning Commission of the City of San Diego to MISSION VALLEY HOLDINGS, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0110, 126.0502, 143.0402, and 126.0602. The 12.86-acre site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan. The project site is legally described as: Lot 2 of Golden Valley No. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6860, filed in the Office of the County Recorder of San Diego County, February 26, 1971, together with Parcel A, as shown on said Map No. 6860;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 200 residential units in two 7-story buildings with parking structures, retail and outdoor amenity/public space described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 18, 2015, on file in the Development Services Department.

The project shall include:

- a. 200 residential units in two 7-story structures totaling 285,645 square feet where the northwest structure will be 191,585 square feet and the northeast structure 94,060 square feet;
- b. A proposed parking structure totaling 212,069 square feet;
- c. Retail space totaling 3,000 square feet;



- d. A 0.54-acre San Diego River pocket park area with promenade;
- e. Pedestrian circulation through the development from Camino De La Reina to the San Diego River trail and bike path and from the site to Fashion Valley Mall;
- f. Deviations:
  - i. To side and rear setbacks for Lots 1 and 3;
- g. Existing Union-Tribune 3-story printing facility to remain;
- h. Existing Union-Tribune 5-story office to remain;
- i. Landscaping (planting, irrigation and landscape related improvements);
- j. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 2, 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.



**Attachment 6**  
**Draft Permit with Conditions**

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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. 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.
9. 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.
10. 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.

11. 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.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report, No. 277550, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 277550 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be



adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Land Use – Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines
- Transportation/Circulation
- Biological Resources – Bird Monitoring
- Geologic Conditions – Comprehensive Geotechnical Investigation Report
- Historical Resources – Archaeological Monitoring
- Paleontological Resources – Paleontological Monitoring
- Noise

**AFFORDABLE HOUSING REQUIREMENTS:**

16. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

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

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

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

20. The Planned Development Permit No. 1326194 and Site Development Permit No. 975732 shall comply with the conditions of the Vesting Tentative Map No. 975731.

21. The drainage system proposed for this development is private and subject to approval by the City Engineer.

22. All proposed driveways and curb openings shall comply with City Standard Drawings, unless otherwise noted through a deviation approved by the City Engineer.

23. This project proposes to export 14,400 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows



a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

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

25. 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. R9-2013-0001. 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.

26. 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.

27. If the engineering analysis shows that the development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, the developer must obtain a Conditional Letter of Map Revision from the Federal Emergency Management Agency prior to issuance of any grading, engineering, or building permits. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA.

28. If the engineering analysis shows that the development will alter the floodway or floodplain boundaries of the Special Flood Hazard Area, no certificates of occupancy will be granted or bonds released for development associated with this project until a Letter of Map Revision (LOMR) is obtained from FEMA. The LOMR is issued based upon as-built site conditions. Therefore, the applicant must allow time to complete this process. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

29. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

30. The Owner/Permittee shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.



31. The Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

32. If the structures will be elevated on fill such that the lowest adjacent grade is at or above the Base Flood Elevation (BFE), the applicant must obtain a Letter of Map Revision based on Fill (LOMR) prior to final inspection of the building. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR.

Prior to final inspection of any structures on lots within the Special Flood Hazard Area (SFHA), an appropriate map revision which removes the structures from the SFHA must be obtained from the Federal Emergency Management Agency (FEMA). The Owner/Permittee must provide all documentation, engineering calculations and fees which are required by FEMA.

**LANDSCAPE REQUIREMENTS:**

33. Prior to issuance any construction permit, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a 40 sq-ft area around each required tree which is unencumbered by utilities.

34. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

35. Prior to the issuance of a Building Permit, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

36. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

37. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

38. The following protection program for existing trees to remain on site shall be provided as notes on subsequent construction plans:

A pre-construction meeting shall be required to implement the tree protection program;

Protective fencing shall be placed around existing trees at the drip line to prevent topsoil disturbance, materials storage, and vehicle or foot traffic;



Root systems shall be protected from erosion, hazardous materials, and excessive wetting or drying;

Root systems within four feet of any construction shall be pruned according to professional standards.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

39. Pursuant to SDMC 142.0412(i), the proposed scope of work includes a modified Brush Management Program. This modification includes an expanded Brush Management Zone One of 79.5 feet and a Brush Management Zone Two of 0 [zero] feet, as approved by the Fire Marshal. This Brush Management Program shall be shown on subsequent engineering and building plans.

**PLANNING/DESIGN REQUIREMENTS:**

40. Prior to issuance of building permits for the residential building, construction documents shall show that the façade that faces the River Corridor Area shall not include materials with a visible light reflectivity (VLR) factor greater than 10 percent.

41. Prior to issuance of building permits for the residential building, construction documents shall show that no utility equipment, mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

42. Prior to issuance of building permits for the residential building, construction documents shall show that the particular facades, sides or elevations of the residential building which face the front, side and rear property lines, shall have building facade variations in a minimum of 2 separate materials or textures as conceptualized on Exhibit "A." No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.

43. Prior to issuance of building permits for the residential building, construction documents shall show that each unit is provided a personal storage area in conformance with the SDMC.

44. 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.

**TRANSPORTATION REQUIREMENTS**

45. Under current Land Development Code requirements and shared parking analysis, project will require a minimum of 975 parking spaces and proposes to provide 985 as shown on Tables 13-1 & 13-2 of the LLG Transportation Impact Analysis dated February 12, 2015. Off-street parking spaces shall be permanently maintained on the property within the approximate location



shown on the project's Exhibit "A". At least one parking space shall be assigned to each residential unit. For the 92 tandem parking spaces provided, both spaces shall be assigned to the same unit. 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 Director of Development Services.

46. Prior to the issuance of any building permits, the Owner/Permittee shall provide an Irrevocable Offer of Dedication (IOD) and a bonded Deferred Improvement Agreement (DIA) for 3-lane collector standards (providing half-width street improvement along the project frontage on Camino De La Reina in accordance with the current Community Plan as 4-Lane Major) satisfactory to the City Engineer. In addition, prior to the issuance of any building permit the Owner/Permittee shall contribute a fair share payment (16.1%) toward restriping with potential widening (to account for appropriate transitions) of Camino De La Reina to 3-Lane Collector standards between the southerly project property line and Hotel Circle and contribute a fair share payment (5.4%) toward widening Camino De La Reina between the northerly property line and Avenida Del Rio to 3-Lane Collector standards.

47. Prior to the issuance of any building permit the Owner/Permittee shall provide a mutual access easement, a shared access easement and a shared parking agreement covering all lots within the subdivision, satisfactory to the City Engineer.

48. Prior to the issuance of any building permits, the owner/permittee shall assure by permit and bond the reconstruction of the main driveway as a 40 foot wide standard driveway (rather than 30 foot with approved deviation), satisfactory to the City Engineer. The improvement shall be completed and accepted by the City Engineer prior to issuance of the first certificate of occupancy.

49. Prior to the issuance of any building permits, the owner/permittee shall assure by permit and bond the construction of a new 20 foot wide standard driveway at north end of the site with removable bollards, satisfactory to the City Engineer and Fire Department. The improvement shall be completed and accepted by the City Engineer prior to issuance of the first certificate of occupancy.

50. Prior to the issuance of any building permits, the owner/permittee shall assure by permit and bond the construction of a four foot wide raised median on Camino De La Reina at the southwestern most driveway (Shared Fire Access) for approximately 200 feet to restrict movement to right-in/right-out only, satisfactory to the City Engineer. The improvement shall be completed and accepted by the City Engineer prior to issuance of the first certificate of occupancy.

51. Prior to the issuance of any building permits, the owner/permittee shall assure by permit and bond the restriping of the Camino De La Reina/ Main Project Driveway intersection to provide dedicated northbound and southbound left turn lanes, satisfactory to the City Engineer. The improvement shall be completed and accepted by the City Engineer prior to issuance of the first certificate of occupancy.



52. Prior to the issuing the 101<sup>st</sup> certificate of occupancy for the residential units, the Owner/Permittee shall develop and implement a comprehensive Transportation Demand Management Plan (TDM) that includes information kiosks in central locations, ridesharing promotional materials including i-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, preferred parking for fuel efficient/alternative energy vehicles to the satisfaction of the City Engineer.

53. A Transportation Demand Management (TDM) Monitoring Report shall be prepared every year and submitted to transportation development staff for review, satisfactory to the City Engineer. The Owner/Permittee shall conduct a monitoring program every year for a period of five years.

54. Prior to the issuance of any building permits, the owner/permittee shall contribute a fair share payment (4.3%) toward widening the Hotel Circle South/ I-8 Eastbound Ramps intersection to include a second eastbound through lane and restriping the westbound approach to include two through lanes with a shared right-turn lane, satisfactory to the City Engineer.

55. Prior to the issuance of any building permits, the owner/permittee shall contribute a fair share payment (2.4%) toward widening Hotel Circle North between the I-8 Westbound Ramps and Fashion Valley Road to accommodate a second westbound through lane, satisfactory to the City Engineer.

56. Prior to the issuance of any building permits, the owner/permittee shall contribute a fair share payment (4.2%) toward widening Hotel Circle North between Fashion Valley Road and Camino De La Reina to accommodate a second westbound through lane, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

57. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

58. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

59. 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.

60. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.



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

**PARK AND RECREATION REQUIREMENTS:**

62. The Owner/Permittee shall provide for population-based parks as identified in the City of San Diego General Plan. Based on General Plan standards, the project's 200 residential units will require an additional 0.82 useable acres of population-based parks within the Mission Valley Community. The project will provide 0.81 acres of population-based park land within the project boundaries, leaving a shortfall of 0.01 acres. Population-based park acres provided on site are in lieu of the park component of the Mission Valley Development Impact Fees. Should this shortfall of 0.01 acres of population-based park land remain prior to recordation of the Final Map, the shortfall will be satisfied through payment of a park ad hoc fee to fund acquisition, design and/or construction of park and recreation facilities within the Mission Valley Community, as specified in Condition No. 63.

63. Prior to the issuance of the first residential building permit, the Owner/Permittee shall pay a park ad hoc fee of \$23,033 for the .01 acre shortfall of population-based park be deposited into the Developer Contributions -CIP Fund, Fund No. 200636, for park and recreation facilities in the Mission Valley community. This ad hoc fee shall be subject to adjustment (from the effective date of this permit to the date of first residential building permit issuance) according to the Construction Cost Index in Los Angeles as published monthly in the "Engineering News-Record".

64. Prior to final inspection of the first residential unit, the Owner/Permittee shall enter into a fully executed Park Development Agreement (PDA) and a Park Maintenance Agreement with the City for the design, construction and long term maintenance of the 0.81 acres of on-site population-based park.

65. Prior to occupancy of the first residential building permit, or as identified in the Park Development Agreement, the Owner/Permittee shall design and construct the 0.81 acres of on-site population-based park, which includes the 0.54 acres of River Park and 0.27 acres of Pocket Park. The population-based park will be held in private ownership and will be privately maintained per a Maintenance Agreement.

66. The Owner/Permittee shall ensure that the design and construction of the population-based park is consistent with the General Development Plan (GDP) for River Park, approved by the City as recommended by the Park and Recreation Board on March 19, 2015. Any proposed change to the GDP may require the Owner/Permittee to process a General Development Plan amendment or review by the Park and Recreation Board.

67. The Owner/Permittee shall ensure that any Substantial Conformance Review (SCR) be reviewed by the Park Planning Section of the Planning Department for consistency with the approved Permit Conditions.



68. Any Substantial Conformance Review (SCR) shall be reviewed by the Park Planning Section of the Planning Department for consistency with the approved Permit Conditions.

**LONG RANGE PLANNING REQUIREMENTS:**

69. Prior to final building inspection, an uninterrupted 10-foot wide pedestrian trail shall be constructed from the project site through the Town & Country Resort to the Fashion Valley Transit Station, pursuant to Exhibit "A" dated June 18, 2015. Prior to final building inspection, Owner/Permittee shall record a public access easement for the pedestrian trail to the satisfaction of the City Engineer.

**GEOLOGY REQUIREMENTS:**

70. The Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the current City Guidelines for Geotechnical Reports that specifically addresses the proposed site and proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

**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 June 18, 2015.



**Attachment 6**  
**Draft Permit with Conditions**

Permit Type/PTS Approval No.: PDP No. 1326194/ SDP No. 975732  
Date of Approval: June 18, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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William Zounes  
Development Project Manager

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

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**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.

By 

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MISSION VALLEY HOLDINGS, LLC

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



PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

VESTING TENTATIVE MAP NO. 975731  
UNION-TRIBUNE MIXED USE - PROJECT NO. 277550

WHEREAS, MISSION VALLEY HOLDINGS, LLC, Subdivider, and MATTHEW J. SEMIC, Engineer, submitted an application to the City of San Diego for a vesting tentative map for the construction of 200 residential units in two 7-story buildings with parking structure, retail and outdoor amenity/public space. The project site is located 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan. The property is legally described as Lot 2 of Golden Valley No. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6860, filed in the Office of the County Recorder of San Diego County, February 26, 1971, together with Parcel A, as shown on said Map No. 6860; and

WHEREAS, the Map proposes the Subdivision of a 12.86 acre-site into three parcels; and

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

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 975731, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,



BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 975731:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

In accordance with the Mission Valley Community Plan's Multiple Use Option for developers, the proposed project is seeking an application through a Planned Development Permit (PDP) to develop a multiple-use development on a site designated Industrial Park. A multiple-use development must include two or more significant revenue-producing uses (such as retail, office, residential, etc). These two or more uses must be significant in scale and more than site-serving. The Multiple Use Option 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. The project must include significant functional and physical integration of project components, including uninterrupted pedestrian connections, both within the project and to adjacent developments. All buildings within the project must be connected to each other with pedestrian walkways. The project must include a permanent and direct bicycle and pedestrian linkage to the public transit system, in this case, the nearby Fashion Valley Trolley Station. The project should minimize the need for an over reliance on automobile access, emphasize pedestrian orientation, and enhance proximity to public transit. These spaces may consist of: public park or plazas, community meeting spaces, outdoor gathering spaces, passive or active open space areas that contain increased landscape, enhanced hardscape, streetscape design amenities, and outdoor dining and market activities.

The proposed project is in conformance with the Multiple Use Option as the mixed use development includes the for-rent multi-family residential units, retail space, and the existing print facility and office space for the Union Tribune newspaper company. The residential component provides additional housing stock within the community, while the existing office building, print facility, and new retail space will increase employment opportunities for the surrounding community. The project provides permanent pedestrian linkage from the proposed development to Camino De La Reina and linkages to the public transit system including bus stops and the Fashion Valley Trolley Station. Additionally the project will incorporate a Transportation Demand Management (TDM) program which includes information kiosks in central locations, ridesharing promotional materials including I-Commute, bike lockers and showers, priority parking spaces for carpools/vanpools, partially subsidized transit passes for employees and tenants, and preferred parking for fuel efficient vehicles. The project is pedestrian-friendly and characterized by outdoor gathering spaces and passive and active open space areas by creating an on-site public river park adjacent to the San Diego River. The



proposed development is the first project in Mission Valley to implement the policies of the San Diego River Park Master Plan adopted by the City Council. Along the northern end of the project site is a proposed public pocket park that would include a paved pedestrian/bicycle path and the river walk promenade. The promenade would provide continuous access from Camino De La Reina at the east end of the project site to the adjacent Town and Country Hotel site at the west end. The promenade surface would be built with porous material. While most of the path would be on-site, an approximately 100-foot connector trail would be provided off-site in order to link the on-site path to the existing community trail alignment west of the proposed project, at the adjacent Town and Country Hotel site. The connector trail west of the site was permitted under the Town and Country project. The community plan discourages parking areas in close proximity to the San Diego River. The project is in conformance with the community plan, as no parking is located adjacent to the River, other than the proposed parking structure which is fully screened by townhomes at the ground level and a ground level parking lot separated by the public pocket park and promenade.

The proposed public pocket park located in the northeast corner of the proposed project site, will provide access to the promenade. Landscaping in and around the public pocket park will include native trees, shrubs, and grasses. The park will feature interpretive signage, bicycle racks, drinking fountain, a pet waste station, and a storm water basin/retention pond area with soil-like retaining walls. There will also be a space between the pocket park and the surface parking lot to the west for mobile food vendors for the public to locate temporarily. The Conservation Element of the City's General Plan encourages development which incorporates existing mature trees into site designs. The existing mature Sycamore and Torrey Pine trees along the street frontage are viewed as a significant asset to be preserved as much as possible. Design modifications to site access, sidewalks, and parkway, have been incorporated to preserve these trees.

The project as proposed implements several goals and recommendation of the Community Plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project includes minor deviations to side and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan, Mission Valley Planned District Ordinance, and the Mission Valley Community Plan and that they are



**Attachment 7**  
**Draft Map Resolution with Findings**

deviations allowed by a Planned Development Permit. The following are the proposed deviations:

Side Yard Setback		
Lot	Proposed Setback	Required Setback
1	Zero	10 feet
3	7 feet	10 feet

Read Yard Setback		
Lot	Proposed Setback	Required Width
1	Zero	15 feet for 50% of lot and 0 feet for 50% of lot

The project is proposing to subdivide the site into three lots to accommodate the proposed residential development, the existing Union-Tribune newspaper company, amenities and site features. The project is requesting deviations to the rear yard for Lot 1 and side yard setback for proposed Lots 1 and 3. Lot 1 will contain the existing printing facility for the Union-Tribune Newspaper Company and proposed retail development. Lot 2 will contain the existing office building for the Union-Tribune company and lot 3 will contain the proposed residential development, parking structure, promenade, and pocket park. The zero foot side yard setbacks will allow the pedestrian connection from the Camino De La Reina to the residential, promenade, river path and public pocket park. The deviation from interior side and rear setbacks Lots 1 and 3 would provide for closer building spacing between the existing print facility to the proposed parking structure and residential building on the northwest portion of Lot 3 which ultimately enhances the area along the River Park promenade. The minimization of interior side setbacks allows for an enlarged pedestrian promenade along the riverfront including a shared 23-foot pedestrian/bike path. In addition, the design maintains compliance with the River Park Master Plan Design Guidelines, particularly the setbacks from the River Influence Corridor. The residential buildings heights have been designed to step back within the River Influence Corridor to maintain a pedestrian scale along the promenade and comply with the River Park Master Plan Design Guidelines. The enlarged opening of the riverfront provides for a total of 0.81 acres of public space dedicated to the pedestrian promenade and pocket park featuring outdoor seating and visual enhancements. The deviation allows for a grand entrance to the property by providing a pedestrian plaza, vehicular rotary plaza, and surface parking area with space designated for a gourmet food truck. Enhancing the pedestrian plazas, promenades, pocket park, and pathways through deviating from the interior side and rear setbacks results in a more desirable project than would be achieved if the project were to provide setbacks in strict conformance with the regulations of the Mission Valley Planned District and base zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.



**3. The site is physically suitable for the type and density of development.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed development will be sited on a previously graded area and currently used as a paved parking lot for the Union-Tribune Publishing Company. The project is south of and adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). In this area the MHPA includes the habitat associated with the San Diego River. The project site is on the edge of the San Diego river flood plain fringe (100-year flood plain). None of the proposed structures will be constructed within the flood plain as only the river path and pocket park are proposed in this area.

The proposed Union-Tribune Mixed Use development is consistent in type and intensity of use with surrounding office, retail, and residential developments. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned. The proposed development incorporates pedestrian linkages to the nearby Fashion Valley Transit Center, surrounding developments and within the development itself. The development integrates the San Diego River by fostering residents and office tenants' daily use of the promenade adjacent to the river. Therefore, the site is physically suitable for the design and siting of the proposed project and for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The site is located adjacent to the floodway, San Diego River, and MHPA. The development has been carefully designed to provide appropriate buffers required by the MHPA, San Diego River Park Plan, and the Mission Valley Planned District. The River Influence Area setbacks specified for the site have been incorporated to the plans to protect the area while designing engaging activities to this area to allow for safe pedestrian access. Measures to protect existing landscaping during and after construction along the river have been established through permit conditions. Furthermore, controls imposed on drainage and toxics, lighting, noise, barriers,



invasive plant species, and grading would all be consistent with the Land Use Adjacency Guidelines contained in the Multiple Species Conservation Plan (MSCP) Subarea Plan and incorporated as mitigation measures for the project. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project including the review of grading design, provision of roadways, utilities, drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego's codes, policies, and regulation whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within the community. Conditions of approval addresses lighting, the generation of noise, the appearance of landscaping and the placement of buildings. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP's. More specifically this project reduces the impervious area on the site by utilizing porous pavers, and incorporates bio-swale/bio-retention facilities to capture, treat, and reduce runoff flows and velocities.

The General Plan Appendix C, EP-2 identifies Collocation/Conversion Suitability Factors to be included in a Collocation Analysis and reviewed by the City when potentially incompatibly uses are being constructed near each other. A Collocation Analysis was written for the site through LDN Consulting Company. By law, facilities should be categorized with respect to health risk as having a high, intermediate or low priority using primarily emission potency, toxicity, or quantity as well as proximity to potential receptors and any other factor that the District finds may indicate that a facility poses a potential risk to receptors. Facility designations are Category A for High, B for intermediate and C for low priority. Under this plan, Category A designated facilities would be required to prepare detailed health risk assessments.

Based on the Union-Tribune analysis there would not be exposure to Category C levels of TACs and would therefore have minimal health risk impacts. It is anticipated that the Union Tribune will not produce emissions exceeding California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) and should not exceed any local, state and federal statutes or laws. Therefore, the existing or future residential uses such as the proposed



would not impede Union Tribunes ability to operate or restrict their ability to permit current activities.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within and outside the proposed subdivision. Currently the site contains a drainage easement, water easement, and San Diego Gas and Electric easements. The project proposes three new recreation easements used for the proposed pocket park, river walk, and a pedestrian/bicycle access along the west property line connecting Camino De La Reina to the river walk. Additionally, a 10-foot wide recreation easement with 5-foot wide path traveling from the project site through the Town & Country Resort to the Fashion Valley Transit Station will be recorded prior to the recordation of the Parcel Map.

All existing easements granted to the City over the property have been left in place that allows for public access that is superior to the access formerly provided by the unimproved easements. All proposed easements are for recreation purposes and will not affect accesses to utilities. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is



located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The proposed project for mixed-use development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design guidelines have been adopted for the future construction of the proposed multi-family development and parking structure and they do not impede or inhibit any future passive or natural heating and cooling opportunities.

The project will be developed with CalGreen Code standards which is equivalent to, or in some instances better than, LEED Certified. LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices administered by U.S. Green Building Council. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve 4 different levels of certification, Certified, Silver, Gold, or Platinum. This point based system provides a framework for building a holistic green building, giving the developer a chance to create a healthy, resource efficient, and cost-effective building. Union Tribune Apartment Building will meet LEED Silver Certification's 50-59 points and strive for LEED Gold standard's 60-79 points. The project will accumulate points with thoughtful design in many categories including: Site Location and Transportation; Sustainable Sites; Water Efficiency; Energy and Atmosphere; Material and Resources; and Indoor Environmental Quality. The building design and proposed improvements for the subdivision will be consistent with California Government Code Section 66473.1 and San Diego Municipal Code Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project proposes a 200 unit multi-family residential development within two, 7-story buildings, a three and a half story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.81-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building to remain. The site is located at 350 Camino De La Reina in the MV-I Zone of Mission Valley Planned District within the Mission Valley Community Plan.

The Union-Tribune project proposes to maintain the existing corporate headquarters and print facility, and develop 200 dwelling units with retail space and public amenities. The additional for-rent dwelling units provided by the proposed project will make a contribution towards meeting the housing needs of the region and the project will contribute to the affordable housing stock through the payment of an in-lieu fee pursuant to the Inclusionary Housing Regulations. Further, the project implements the City's General Plan policies that encourage locating



**Attachment 7**  
**Draft Map Resolution with Findings**

residential near transit and employment opportunities as the project is adjacent to a bus stop will contain a direct walking path to the Fashion Valley Trolley Station.

All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available for the proposed project. The project is not expected to have a net fiscal impact on the City, as any adjacent potential fiscal impact will be more than offset by additional revenues accruing to the City from increased property taxes and fees paid.

The proposed residential units and parking structure will be constructed within a paved parking lot for the Union-Tribune publishing company and will not encroach upon any environmentally sensitive lands. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate public transit in the immediate area, the proximity of shopping, and essential services in the nearby developed urban area. The project is adjacent to Metropolitan Transit System bus route, approximately 800 feet from a trolley station, will provide a public pocket park, and a few blocks away from markets and retail services. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 975731, hereby granted to MISSION VALLEY HOLDINGS, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
William Zounes  
Development Project Manager  
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24002602



PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE MAP NO. 975731,  
UNION TRIBUNE MIXED USE - PROJECT NO. 277550  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Vesting Tentative Map will expire on July 2, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Vesting Tentative Map shall conform to the provisions of Planned Development Permit No. 1326194 and Site Development Permit No. 975732.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed

Project No. 277550  
VTM No. 975731



November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

7. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **PARK and RECREATION**

10. Prior to recordation of a Final Map the Owner/Permittee shall provide a Recreation Easement for public access over a portion of Lot 3 for the Public Pocket Park, (0.27 acres), in conformance with the approved Vesting Tentative Map, to the satisfaction of the City Engineer.
11. Prior to recordation of a Final Map the Owner/Permittee shall provide a Recreation Easement for public access over a portion of Lot 3 for the River Park, (0.54 acres), in conformance with the approved Vesting Tentative Map, to the satisfaction of the City Engineer.
12. Prior to recordation of a Final Map the Owner/Permittee shall provide a Recreation Easement for public access to the San Diego River Park, over portions of Lot 1 and Lot 3 , (0.80 acres), in conformance with the approved Vesting Tentative Map, to the satisfaction of the City Engineer



**MAPPING**

13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. The Vesting Tentative Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**PUBLIC UTILITIES DEPARTMENT**

16. The Subdivider shall design and construct all sewer facilities as required in the accepted sewer study for this project, necessary to serve this development in a manner satisfactory to the Public Utilities Director and the City Engineer. Sewer facilities, as shown on the approved Exhibit "A", may require modification based on the accepted sewer study and final engineering.
17. The Subdivider shall grant adequate water easement, including vehicular access for the existing meter. Easements, as shown on the approved vesting tentative map, will require modification based on standards and final engineering.



**INFORMATION**

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24002602

Project No. 277550  
VTM No. 975731



RESOLUTION NUMBER R-XXXX  
ADOPTED ON June 18, 2015

WHEREAS, on June 18, 2015, Mission Valley Holdings LLC, submitted an application to Development Services Department for a Vesting Tentative Map (VTM), Planned Development Permit (PDP) and Site Development Permit (SDP) for the Union Tribune Mixed Use (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 18, 2015 and

WHEREAS, the Planning Commission considered the issues discussed in Environmental Impact Report No. 277550 SCH No. 2013031032 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the Planning Commission hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to State CEQA Guidelines Section 15093, the Planning Commission hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes



to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 9210.

APPROVED:

By: \_\_\_\_\_  
William Zounes,  
Development Project Manager



Project Title: \_\_\_\_\_

**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): \_\_\_\_\_

☐ 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: \_\_\_\_\_

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: \_\_\_\_\_



Mission Valley Holdings, LLC is made up of the following:

Mission Valley Holdings, LLC is made up of the following individuals:

Papa Doug Trust  
Douglas W. Manchester



**MINUTES OF THE REGULAR MEETING OF THE  
MISSION VALLEY PLANNING GROUP**

**March 04, 2015**

**MEMBERS PRESENT**

Steve Abbo  
Deborah Bossmeyer  
Paul Brown  
John Carson  
Bob Cummings  
Perry Dealy  
Robert Doherty  
Randall Dolph  
Alan Grant  
Derek Hulse  
Rob Hutsel  
John LaRaia  
Elizabeth Leventhal  
Andrew Michajlenko  
John Nugent  
Jim Penner  
Marco Sessa  
Dottie Surdi  
Rick Tarbell  
Josh Weiselberg

**MEMBERS ABSENT**

Jason Broad  
Matthew Guillory  
Alex Plishner  
Karen Ruggels

**FEDERAL REP'S STAFF**

**STATE STAFF**

**CITY STAFF**

Nancy Graham  
Seth Litchney  
Ryley Webb

**GUESTS**

Wilma Goodness  
George Holbrook  
Camilla Hurd  
Richard Hurd  
Kathy Lippitt  
Robert McDowell  
Terry Odle  
Jeremy Ogul  
Sharon Rissling  
Jesse Sanchez  
Felicity Senoski  
Robert Shandor  
Marcus Thefeld

**2. Agenda Item J-2. Union Tribune Mixed Use Project- Action Item**

**Proposed Draft Motion:**

*To recommend the approval of the Union Tribune Mixed Use Project No. 277550 located in Mission Valley, north of Interstate 8, west of State Route 163 and Camino De La Reina South, south of the San Diego River, and east of the Town and County Resort Hotel and Convention Center at 350 Camino De La Reina.*

Perry Dealy introduced his team, which discussed the history of the project ([http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%204%20Date%202-20-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%204%20Date%202-20-15.pdf)), the community benefits through impact fees and mitigations, the project being a transit oriented development project and provided an overview similar to the one described in the following DAB excerpt of 3/02/2015 Design Advisory Board (DAB) meeting minutes:



**Attachment 11**  
**Community Planning Group Recommendation**

**Design Advisory Board (DAB) report:** (excerpt of 3/02/2015 (DAB) meeting minutes-full DAB minutes are under: K. Old Business, A. Standing Committees 1) DAB of these minutes)

Perry Dealy introduced the team and provided a brief history of the UT mixed-use project. Perry commented that due to current and projected demand for class A office space in Mission Valley, the office component of the project was deleted in favor of retaining the residential component.

Selected highlights of the presentation included:

- The existing site area is 12.86 acres at 350 Camino De La Reina.
- A total of 200 residential units are included in the development for a total of 285,645 gross square feet. One tower consists of a 2-story parking structure with 5 stories of residential above. The second tower houses 7 stories of residential units. A mix of townhouse-style and flat units are proposed facing the river. All units will be rental, and will consist of a mix of 1-, 2-, and 3-bedroom units.
- A total of 671 parking spaces are proposed, totaling 212,069 gross square feet to be located below-grade and in the base of one of the residential towers.
- The project is one of the first to implement improvements in accordance with the San Diego River Park Plan, including a river wall promenade and public pocket park. Additionally, both pedestrian and bike circulation paths are proposed.
- The exterior palette presented included brick (to match the existing UT building), precast concrete, colored concrete pavers, and decorative concrete masonry for the retaining walls.
- Dealy reminded the group that the project is situated above the 100-year flood plain.

The “Visual Effects/Neighborhood Character” portion of the EIR concluded that:

*The proposed project would substantially change the visual appearance of the proposed site by increasing the building mass and density; however the proposed project is consistent with the City of San Diego General Plan, Mission Valley Community Plan, MSCP Subarea Plan, and the San Diego River Park Plan, and would substantially improve the visual quality of the site. The proposed project would not substantially effect any visual resources or create any substantial light or glare in the area. The proposed project would pose a less than significant impact to the existing landform. The proposed changes in landform would not be visible from any public viewpoint. The proposed project would result in less than significant impacts to visual resources and neighborhood character.*

The DAB did not take exception to the EIR findings noted above.

As such, Paul Dugas moved that the DAB recommend the project to the full board. Dottie Surdi seconded the motion. The motion was approved 4-0-0.

The DAB thanked the UT team for their presentation.

End of excerpted DAB minutes

---



**Attachment 11**  
**Community Planning Group Recommendation**

Comments/Questions at MVPG 3/04/15 meeting:

- Transit connection is via pedestrian bridge over San Diego River behind Town and Country Hotel
- High end rental project based on market need for rentals as opposed to additional condominiums
- Exterior materials will be similar to existing office buildings on site
- San Diego River Park Foundation consulted and approved the river park trail portion of project
- Pocket park will be given to City through an easement, City responsible for maintaining park and trail but project will seek an agreement to maintain for City.
- Project includes TDM strategies (Transportation demand management, traffic demand management or travel demand management (all TDM) is the application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time through strategies that attempt to influence travel behavior by mode, frequency, time, route, or trip length to balance demand across all components of a transportation network, maximizing the efficiency of the system and improving mobility for all users.)
- The draft EIR concludes that the project would result in significant but mitigated environmental impacts to the following areas Land Use, Biological Resources, Geologic Conditions, Historical Resources (Archaeological), Paleontological Resources, and Noise (Construction) and significant and unmitigated impacts related to:  
Transportation/Circulation/Parking.  
[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%201%20Date%202-20-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%201%20Date%202-20-15.pdf).
- Project will require some transportation mitigation but other mitigations were determined to be infeasible  
[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf)
- CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines further state that the individual effects may be changes resulting from a single project or a number of separate projects; or the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Ten projects within close proximity to the proposed project area (Union Tribune) were identified by the City of San Diego that are anticipated to generate traffic or otherwise contribute to cumulative environmental impacts. see  
[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf)
- The proposed project would result in direct significant and unavoidable impacts to one (1) intersection and four (4) roadway segments under the Existing + Project and Near-Term (Opening Day 2017) Scenarios. A preliminary mitigation feasibility analysis was conducted as part of the Traffic Impact Analysis (TIA) based upon the proposed mitigation measures for each significantly impacted intersection and roadway segment. The feasibility analysis determined the proposed mitigation for the impacted intersection



**Attachment 11**  
**Community Planning Group Recommendation**

and for each street segment in each scenario would be infeasible for various reasons  
(Section 8.1)

[http://docs.sandiego.gov/citybulletin\\_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf](http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/PN1300%20%23277550%20Draft%20EIR%20Part%205%20Date%202-20-15.pdf)

**Randy Dolph moved to recommend the approval of the Union Tribune Mixed Use Project to the City Planning Commission. Jim Penner seconded the motion. Motion was approved 17 – 0 – 3 with Deborah Bossmeyer, Andrew Michajlenko and Perry Dealy abstaining.**



**Project Chronology**  
**Santaluz Assisted Living**  
**Project No. 257983**

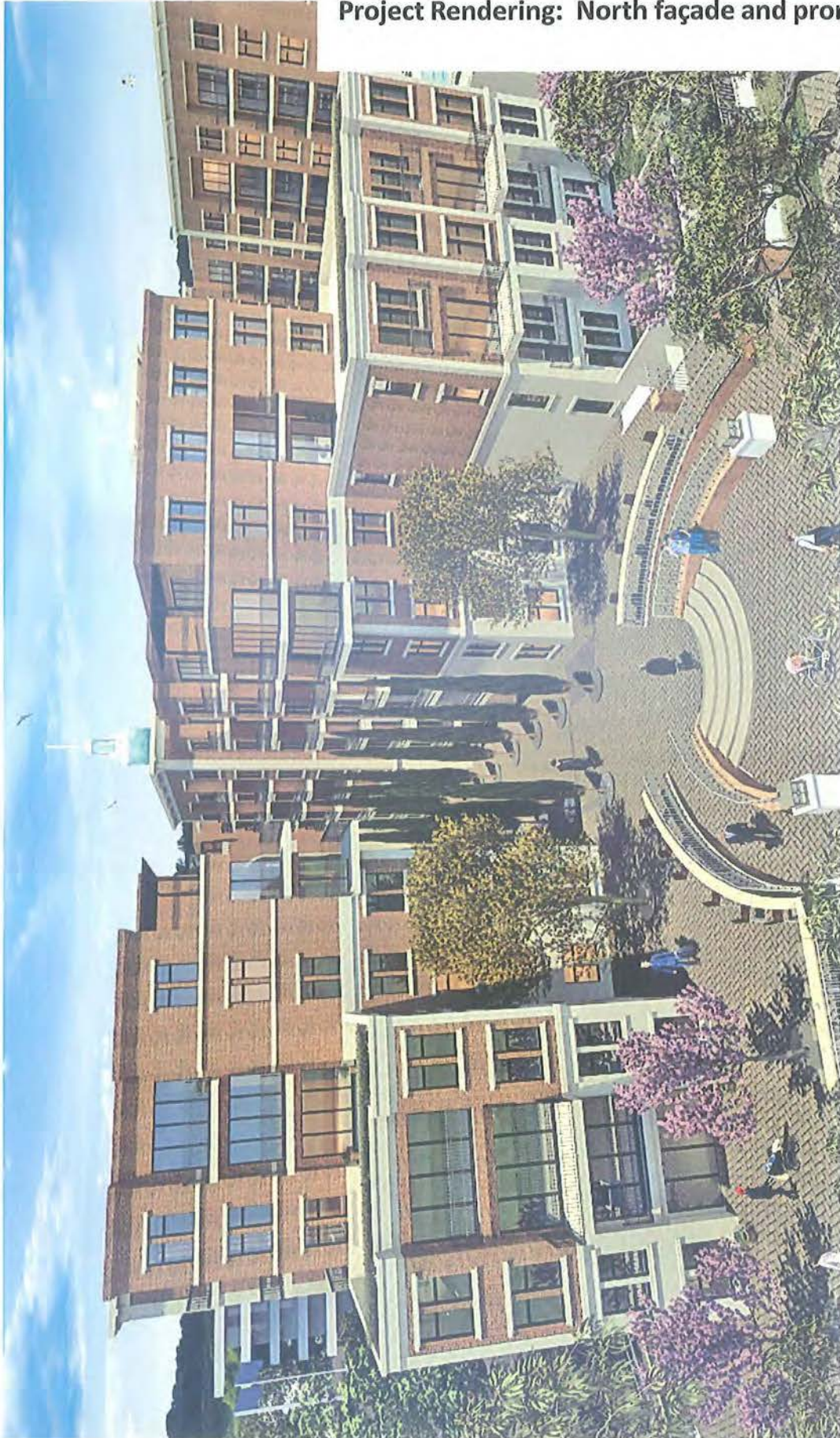
<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
4/25/12	First Submittal	Project Deemed Complete and distributed		
6/6/12	First Submittal Assessment Letter out		42 days	
9/7/12	Second submittal In	Normal Submittal		93 days from First Assessment Letter
10/22/12	Second Submittal Assessment Letter out		45 days	
1/3/13	Third submittal in	Normal Submittal		73 days from second assessment letter
2/11/13	Third Submittal Assessment Letter Out		39 days	
9/30/13	Fourth Submittal In	Normal Submittal		231 days from 3 <sup>rd</sup> assessment letter
11/5/13	Fourth Submittal Letter Out		36 days	
1/6/14	Fifth Submittal In	Normal Submittal		62 days from 4 <sup>th</sup> Assessment Letter
2/11/14	Fifth Submittal Letter Out		36 days	
4/8/14	Sixth Submittal In	Normal Submittal		56 days from 5 <sup>th</sup> Assessment Letter
5/21/14	Seventh Submittal Out		43 days	
8/12/14	Eight Submittal In	Normal Submittal		83 days form 7 <sup>th</sup> Assessment Letter
9/23/14	Eight Submittal Out		42days	



10/8/14	Ninth Submittal In	Normal Submittal		15 days form 8 <sup>th</sup> Assessment Letter
11/24/14	Ninth Submittal Out		47 days	
12/12/14	Tenth Submittal In	Normal Submittal		18 days form 9 <sup>th</sup> Assessment Letter
4/8/15	Tenth Submittal Out		117 days	
6/18/15	Planning Commission Hearing		71 Days form 10 <sup>th</sup> submittal	
<b>TOTAL STAFF TIME**</b>			<b>16 month 2 Days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>21 months Days 1</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to HO Hearing	<b>37 months 3 days</b>	

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



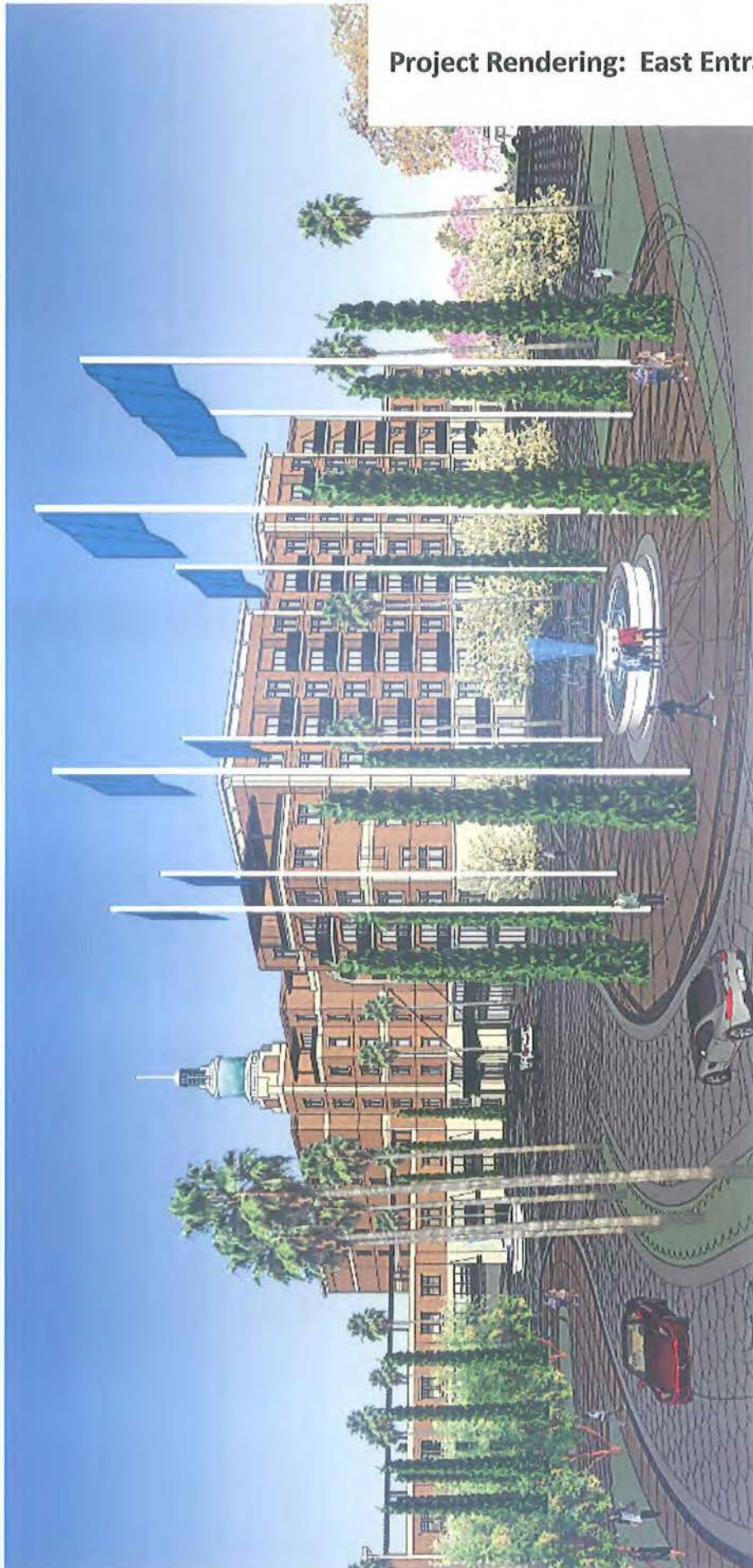








Attachment 13  
Project Rendering: East Entrance and Plazas  
3 of 4









# Union-Tribune Master Plan

Planned Development Permit,  
Site Development Permit, Vesting Tentative Map



**PROJECT TEAM**

**Developer:**  
MANCHESTER FINANCIAL GROUP  
350 Camino De La Reina  
San Diego, CA 92108

**Development Manager:**  
Dealy Development Inc.  
3722 Liggett Drive  
Suite 101  
San Diego, CA 92106  
T: 619-695-9494  
Contact: Perry Dealy

**Civil Engineer:**  
LATITUDE 33 PLANNING AND ENGINEERING  
9968 Hilbert Street  
2nd Floor  
San Diego, CA 92131  
T: (858) 675-0633  
F: (858) 751-0634  
Contact: Randi Coopersmith

**Architect:**  
AVRP STUDIOS  
703 16th Street, Suite 200  
San Diego, CA 92101  
T: (619) 704-2700  
F: (619) 704-2699  
Contact: Sharon Rissling

**Landscape Architect:**  
KTU+A Planning + Landscape Architecture  
3916 Normal Street  
San Diego, CA 92103  
T: (619) 294-4477  
F: (619) 294-9965  
Contact: Mark Carpenter

**SHEET INDEX**

1.	Cover Sheet
2.	Project Summary and Matrix
3.	Vicinity Pedestrian Plan
4.	Civil-Cover Page and Notes
5.	Civil-Existing Conditions
6.	Civil-Vesting Tentative Map
7.	Civil-Preliminary Grading and Drainage
8.	Civil-Preliminary Utilities Plan
9.	Civil-Preliminary Fire Access Plan
10.	Conceptual Site Plan
11.	Pedestrian Access Plan
12.	Vehicle Circulation Plan
13.	San Diego River Park-River Corridor and River Influence Areas
14.	Site Open Space and Population-Based Parks
15.	Site Sections-A & B
16.	Residential Building-Conceptual Rendering
17.	Residential Building-Parking Level P1 Floor Plan
18.	Residential Building-Ground Floor Plan
19.	Residential Building-Second Floor Plan
20.	Residential Building-Third Floor Plan
21.	Residential Building-Fourth Floor Plan
22.	Residential Building-Fifth and Sixth Floor Plan
23.	Residential Building-Seventh Floor Plan
24.	Residential Building-Exterior Elevations
25.	Residential Building-Exterior Elevations
26.	Residential Building-Exterior Elevations
27.	Residential Building-Building Sections
28.	River Corridor Town Home Character Studies
29.	Conceptual Signage Package & Retail Amenity Space
30.	Offsetting Planes Diagram
31.	Offsetting Planes Diagram
32.	Offsetting Planes Vignettes
33.	L-1 Landscape Concept Plan
34.	L-2 Plant Material Legend and Notes
35.	L-3 Landscape Calculations, Notes and Brush Management
36.	L-4 Illustrative Plan
37.	L-5 Sections & Enlargements
38.	L-6 Existing Tree Plan

Prepared by:	AVRP Studios	Revision 06:	03/27/2013 Entitlement Residential
Name:	703 16th Street	Revision 07:	12/08/2014 Entitlement Residential
Address:	Suite 200	Revision 08:	10/06/2014 Entitlement Residential
	San Diego, CA 92101	Revision 09:	04/04/2014 Entitlement Residential
Phone:	(619) 704-2700	Revision 05:	12/24/2013 Entitlement Residential
Fax:	(619) 704-2699	Revision 04:	09/26/2013 Entitlement Residential
APN:	437-200-49-00	Revision 03:	04/26/2013 Entitlement Residential
Project Address:	350 Camino de la Reina	Revision 02:	12/01/2012 Entitlement Residential
	San Diego, CA 92105	Revision 01:	05/30/2012 Entitlement Residential
Owner:	Mission Valley Holdings, Inc.	Original Date:	04/02/2012 Entitlement Residential
	350 Camino de la Reina	Sheet	1 of 38
	San Diego, CA 92108	Cover Sheet	
Zoning Designation:	MVPD-MV-4	Building Department PTS #:	277550
	CP-1-1		

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Planning  
Engineering  
Job No: 12004

**San Diego Union-Tribune Proposed Master Plan Scheme**  
San Diego Union-Tribune / Manchester Financial Group  
350 Camino de la Reina  
San Diego, California

350 Camino de la Reina  
San Diego  
California 92101

**UT**  
San Diego

www.utsandiego.com



PROJECT SUMMARY	
PROJECT NAME:	UNION-TRIBUNE MASTER PLAN
PROJECT ADDRESS:	SAN DIEGO UNION TRIBUNE 350 CAMINO DE LA REINA SAN DIEGO, CA 92101
SUMMARY OF REQUEST:	
* THIS IS A VESTING TENTATIVE MAP TO DIVIDE PREVIOUSLY APPROVED PROJECT. SITE IS SUBJECT TO PRIOR DISCRETIONARY PERMITS: SDP NO. XXXX, VTM NO. XXXX.	
* TOTAL EXISTING LOTS = 1; TOTAL PROPOSED LOTS = 3.	
* ALL PROPERTY CORNERS WILL BE SET AND PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP. A SHARED PARKING AGREEMENT IS REQUESTED FOR THE 3 PROPOSED LOTS.	
* A PORTION OF THIS MAP IS A SUBDIVISION CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE NUMBER OF RESIDENTIAL APARTMENT UNITS IN LOT 1 = 200. THE TOTAL NUMBER OF APARTMENT DWELLING UNITS = 200.	
PROJECT SCOPE:	
PROPOSED APARTMENT BUILDINGS, TRANSIT-ORIENTED ADDITION TO THE EXISTING SAN DIEGO UNION TRIBUNE SITE, TO INCLUDE:	
* TWO (2) NEW 7-STORY MARKET RATE RESIDENTIAL BUILDINGS WITH APPROXIMATELY 200 UNITS, THERE WILL ALSO BE APPROXIMATELY 60,000 SF OF OUTDOOR AMENITY SPACE.	
* PARKING STRUCTURE TO SUPPORT REQUIRED PARKING, FULLY SCREENED FROM CAMINO DE LA REINA AND THE SAN DIEGO RIVER PARK.	
* NEW RETAIL SPACE OF APPROXIMATELY 3,000 GSF.	
* ENHANCED ON-SITE PEDESTRIAN CIRCULATION.	
* IMPROVEMENTS TO THE SAN DIEGO RIVER PARK AREA WITHIN AND IMMEDIATELY ADJACENT TO THE PROJECT SITE.	
* IMPROVEMENTS TO INCLUDE A RESIDENTIAL BASED POCKET PARK ALONG THE SAN DIEGO RIVER.	
THE EXISTING OFFICE AND NEWSPAPER PRINT FACILITY ON SITE WILL REMAIN IN OPERATION DURING THE CONSTRUCTION OF SITE IMPROVEMENTS AND APARTMENT BUILDINGS.	
LEGAL DESCRIPTION:	
LOT 2 OF GOLDEN VALLEY NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1971, TOGETHER WITH PARCEL A, AS SHOWN ON SAID MAP NO. 6860.	
PROJECT DATA:	
ASSESSOR'S PARCEL NUMBER: 437-260-41	
COMMUNITY PLAN NAME: MISSION VALLEY	
PLANNED DISTRICT: MISSION VALLEY PDD (RIVER PARK MASTER PLAN)	
ZONING DESIGNATION: MV-1 & OF-1-1	
SCHOOL DISTRICT: SAN DIEGO UNIFIED	
OVERLAY ZONES:	
* AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE	
* AIRPORT INFLUENCE AREA (MONTGOMERY FIELD REVIEW AREA 2)	
* FAA PART 77 NOTIFICATION AREA (130' MSL FOR LINDBERGH FIELD, 607' MSL FOR MONTGOMERY FIELD)	
* RESIDENTIAL TANDEM PARKING OVERLAY ZONE	
* TRANSIT AREA OVERLAY ZONE	
YEAR OF CONSTRUCTION FOR ALL EXISTING BUILDINGS: 1972	
EXISTING OCCUPANCY CLASSIFICATIONS: B, S-2	
PROPOSED APARTMENT BUILDING OCCUPANCY CLASSIFICATION: R-2	
EXISTING TYPE OF CONSTRUCTION: 1A, 1B, (EXISTING BRICK MASONRY CONSTRUCTION TO REMAIN)	
PROPOSED APARTMENT BUILDING TYPE OF CONSTRUCTION: 3A OVER 1A PODIUM	
GOVERNING CODES:	
* 2013 EDITION OF CALIFORNIA BUILDING CODE	
* 2013 ADA STANDARDS FOR ACCESSIBLE DESIGN	
* FEDERAL HOUSING ACT	
* SAN DIEGO MUNICIPAL CODE	
BUILDING SIGNAGE:	
BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFC 501.4.4)	
DEVIATION REQUESTS:	
* THE PROJECT DOES NOT COMPLY WITH THE INTERIOR SIDE SETBACK REQUIREMENTS BETWEEN EACH LOT.	
* MAIN DRIVEWAY ENTRANCE ON CAMINO DE LA REINA TO SURFACE PARKING AND PROJECT'S PARKING STRUCTURE PROPOSED TO BE 40 FEET WIDE RATHER THAN THE STANDARD 30 FEET WIDTH FOR COMMERCIAL DRIVEWAYS PER CITY STANDARD SDG-163.	
REQUIRED PERMITS:	
* VESTING TENTATIVE MAP	
* SITE DEVELOPMENT PERMIT	
* PLANNED DEVELOPMENT PERMIT	
* SHARED PARKING AGREEMENT	



Revision 00:	03/27/2013	Entirement Residential
Revision 01:	10/04/2014	Entirement Residential
Revision 02:	10/04/2014	Entirement Residential
Revision 03:	04/04/2014	Entirement Residential
Revision 04:	10/21/2013	Entirement Residential
Revision 05:	08/25/2013	Entirement Residential
Revision 06:	04/26/2013	Entirement Residential
Revision 07:	10/21/2013	Entirement Residential
Revision 08:	08/30/2012	Entirement Residential
Revision 09:	04/02/2014	Entirement Residential
Original Date:	04/02/2014	Entirement Residential
Sheet	2	of 38
Building Department PTS #:	277550	

PROJECT PARKING SUMMARY	
Project Parking Required	489 spaces
Existing UT Office	283 spaces
Proposed Residential	319 spaces
Project Parking Required Subtotal	1,091 spaces
- Shared Parking (Office & Residential) Credit at Peak Demand	116 spaces
Total Project Parking Required	975 spaces
Total Parking Provided	985 spaces
- Total Project Parking Required	975 spaces
Over (Under)	10 spaces

PROJECT PARKING DEMAND-USABLE AREA	
EXISTING UT OFFICE	
Use	Building Area
Office Space (Usable Area)	168,575 SF
Existing UT Office Parking Required	2.9 / 1,000 SF
Includes Accessible Parking (includes Van Accessible)	CBC Table 11B-8
Includes Van Accessible Parking	2 spaces
Includes Motorcycle Parking	10 spaces
Includes Bicycle Parking	0.1 / 1,000 SF

PRINT FACILITY (PARKING)	
Use	Building Area
Printing	168,600 SF
Retail Amenity Space	3,000 SF
Print Facility Parking Required	0.07 / 1,000 SF
Includes Accessible Parking (includes Van Accessible)	CBC Table 11B-8
Includes Van Accessible Parking	1 spaces
Includes Motorcycle Parking	6 spaces
Includes Bicycle Parking	0.1 / 1,000 SF

RESIDENTIAL BUILDINGS	
Unit Type	# Units
1 BD / 1 BA	63 units
2 BD / 2 BA	99 units
3BD / 2BA	18 units
Flex Space Lofts	7 units
Townhouses	13 units
Residential Units Subtotal	200 units
Includes Accessible Parking (includes Van Accessible)	2% Total Parking
Includes Van Accessible Parking	1 spaces
Includes Motorcycle Parking	0.1 / unit
Includes Bicycle Parking	0.5 / unit

Commercial	
Retail	SF 0
Commercial Subtotal	SF 0
Includes Accessible Parking (includes Van Accessible)	CBC Table 11B-6
Includes Van Accessible Parking	0 spaces
Includes Motorcycle Parking	0 spaces
Includes Bicycle Parking	0.1 / 1,000 SF

Residential Subtotal	319 spaces
Residential Visitor Subtotal	48 spaces*
Commercial Subtotal	0 spaces
Residential Parking Required	319 spaces
* 48 Residential Visitor Parking included in Shared parking credit at Peak Demand as noted above in Project Summary	

PROJECT PARKING PROVIDED	
Parking on grade	241 spaces
Lot 1	57 spaces
Lot 2	32 spaces
Lot 3	41 spaces
Lot 4 - omitted -	0 spaces
Lot 5	71 spaces
Existing UT Office Parking	81 spaces
Existing Underground Parking	81 spaces
Print Facility	0 spaces
Interior Parking	0 spaces
Residential Parking Garage	663 spaces
P1 (Conventional)	22 spaces
P1 (Residential Tandems)	17 spaces
Ground Floor (Conventional)	171 spaces
Ground Floor (Residential Tandems)	19 spaces
Second Floor (Conventional)	164 spaces
Second Floor (Residential Tandems)	25 spaces
Third Floor (Conventional)	71 spaces
Third Floor (Residential Tandems)	21 spaces
Fourth Floor (Conventional)	31 spaces
Fourth Floor (Residential Tandems)	10 spaces
Total Parking Provided	985 spaces
* Tandem Parking spaces are counted as 2 per space per San Diego Municipal Code, Chapter 13, Article 2 Division 5, Residential Tandem Parking Overlay Zone for Mission Valley Community Plan area.	

PROJECT OFF-STREET LOADING SPACES	
Parking Type	Loading required / gross SF
Off-Street Loading	200,001-500,00 2 spaces

SITE SUMMARY	
Site Area by Zoning Designation	
MV-1 (2.0 FAR)	549,475 SF
OF-1 (0.0 FAR)	10,830 SF
Gross Site Area	560,305 SF
Allowable FAR	2.0 FAR
Allowable Building Area	1,098,610 SF
Allowable Coverage	50.0%
Allowable Building Footprint	274,738 SF
Proposed Building Area	857,889 SF
Proposed FAR	1.56
Proposed Building Footprint	106,432 SF
Proposed Lot Coverage	19.4%

Residential Open Space Requirements	
Residential Units	200 units
Usable Open Space Requirement	used zone RM-2 156 SF / unit
Residential-Dedicated Open Space Provided	31,200 SF

BUILDING AREA SUMMARY	
Existing UT Office	168,575 SF
Existing Print Facility	191,600 SF
Proposed Residential NW	191,585 SF
Proposed Residential NE	94,060 SF
Parking Garage	212,069 SF
Gross Building Area	857,889 SF

EXISTING UT OFFICE	
Floor	Use
Ground	Commercial
2	Commercial
3	Commercial
4	Commercial
5	Commercial
Total	

EXISTING UT PRINT FACILITY	
Floor	Use
Ground Floor	Printing
Ground Floor	Retail
2	Printing
3	Printing
Total	

PROPOSED RESIDENTIAL NW	
Floor	Use
Ground	Residential
2	Residential
3	Residential
4	Residential
5	Residential
6	Residential
7	Residential
Total	

PROPOSED RESIDENTIAL NE	
Floor	Use
Ground	Residential
2	Residential
3	Residential
4	Residential
5	Residential
6	Residential
7	Residential
Total	

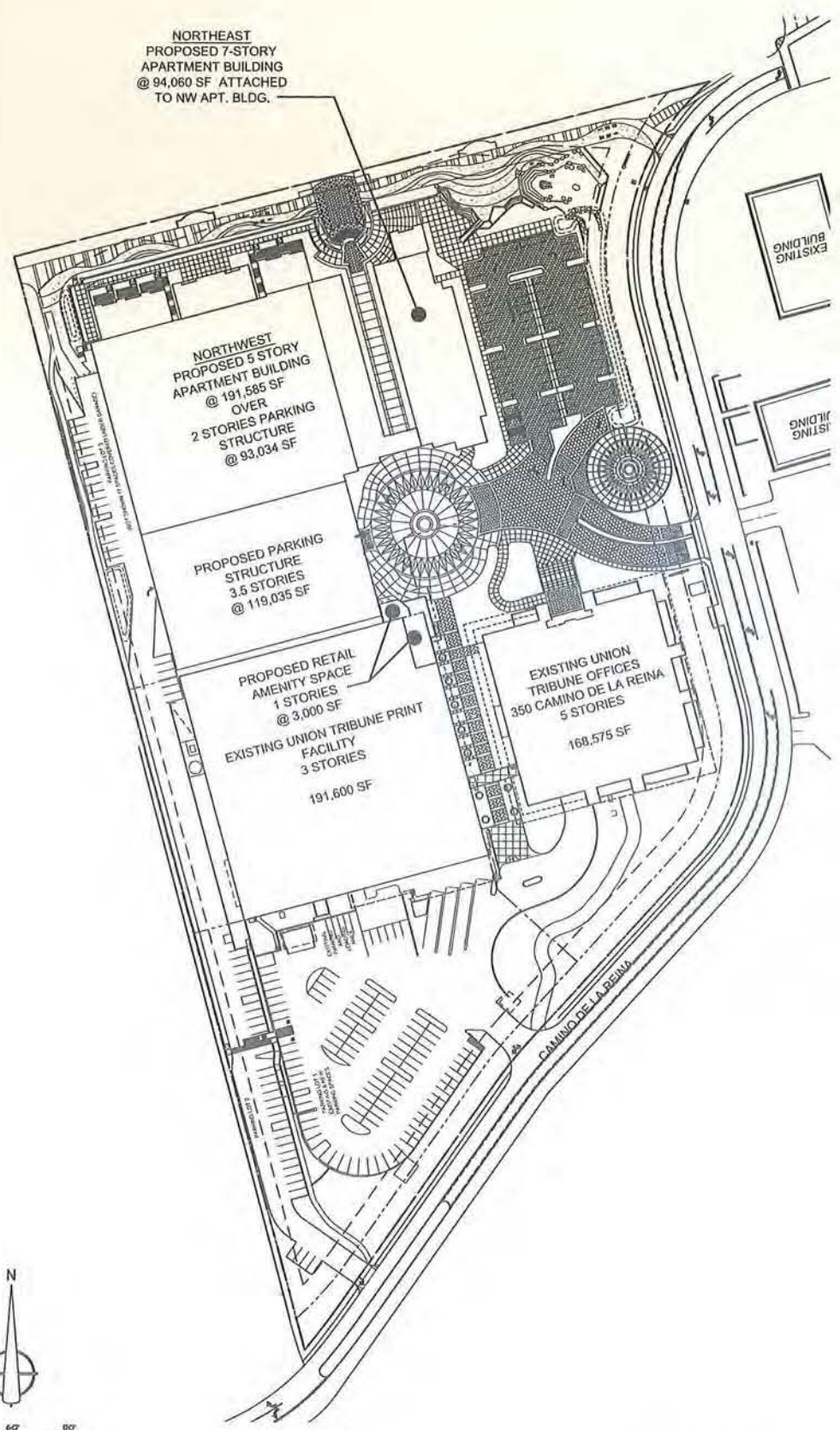
PROPOSED PARKING GARAGE	
Floor	Use
P1*	Parking
Ground	Parking
2	Parking
3	Parking
4	Parking
Total	

\* Level P1 is located below existing grade, does not count toward FAR.  
\*\* Roof Terraces are not enclosed spaces, do not count toward FAR.

SECURED PERSONAL STORAGE AREA SUMMARY	
Residential Floor	Number of Units
All	200
Storage is located on floors 1, 2 and 3	

Residential Buildings : Unit Summary	
Floor	1 Bed
Ground	7 units
2	5 units
3	9 units
4	9 units
5	12 units
6	12 units
7	9 units
Total	63 units

Residential Buildings : Unit Mix	
1 Bedroom / 1 Bath	63 units
2 Bedroom / 2 Bath	99 units
3 Bedroom / 2 Bath	18 units
Flex Space Loft	7 units
Townhouses	13 units
Total Units	200 units



## Project Summary and Matrix

### San Diego Union-Tribune Proposed Master Plan Scheme

San Diego Union-Tribune / Manchester Financial Group

350 Camino de la Reina  
San Diego, California

350 Camino de la Reina  
San Diego  
California 92101



Project Name:  
San Diego Union-Tribune Master Plan  
Sheet Title:  
Project Summary and Matrix



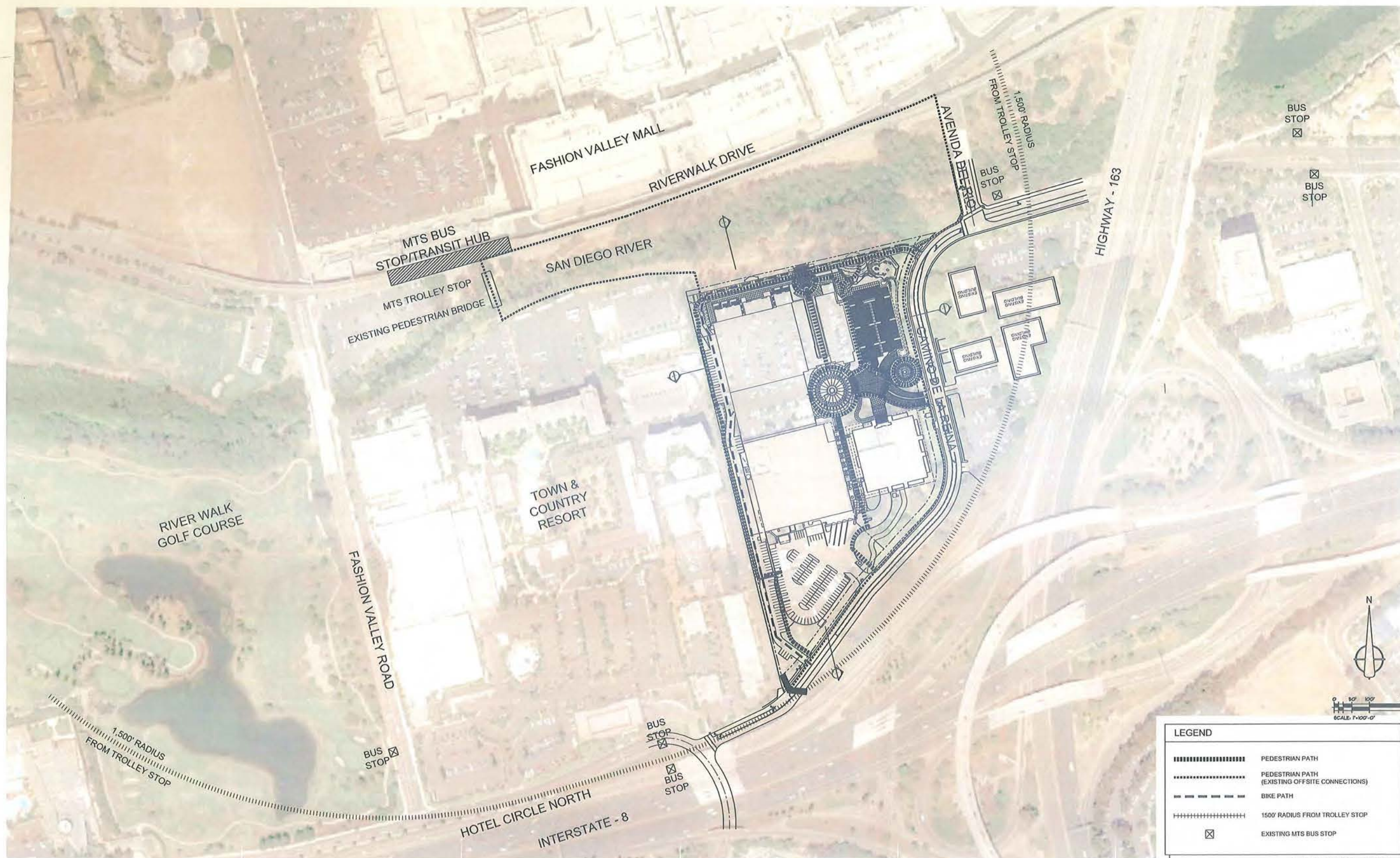
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Planning  
Engineering

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LEGEND	
	PEDESTRIAN PATH
	PEDESTRIAN PATH (EXISTING OFF-SITE CONNECTIONS)
	BIKE PATH
	1500' RADIUS FROM TROLLEY STOP
	EXISTING MTS BUS STOP

## Vicinity Pedestrian Plan

### San Diego Union-Tribune Proposed Master Plan Scheme

San Diego Union-Tribune / Manchester Financial Group

350 Camino de la Reina  
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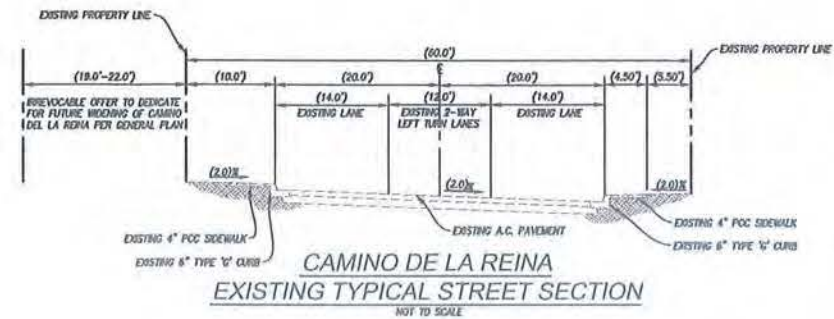
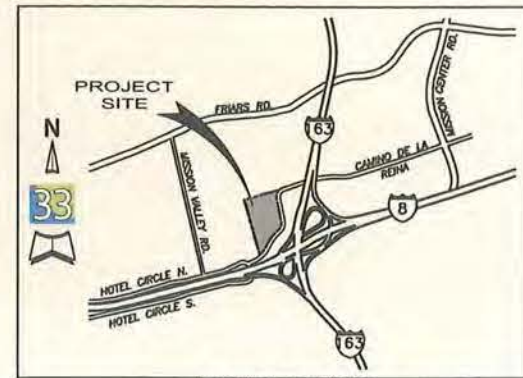
**UT**  
San Diego

Project Name:  
San Diego Union-Tribune Master Plan  
Sheet Title:  
Vicinity Pedestrian Plan

Revision 09: 02/27/2013 Entitlement Resubmittal  
Revision 08: 12/08/2014 Entitlement Resubmittal  
Revision 07: 10/09/2014 Entitlement Resubmittal  
Revision 06: 04/04/2014 Entitlement Resubmittal  
Revision 05: 12/24/2013 Entitlement Resubmittal  
Revision 04: 09/26/2013 Entitlement Resubmittal  
Revision 03: 04/26/2013 Entitlement Resubmittal  
Revision 02: 12/21/2012 Entitlement Resubmittal  
Revision 01: 08/25/2012 Entitlement Resubmittal  
Original Date: 04/02/2012 Entitlement Submittal  
Sheet 3 of 38  
Building Department PTS #: 277550



# SAN DIEGO UNION-TRIBUNE MASTER PLAN



LEGEND	ITEM	SYMBOL
PROJECT BOUNDARY	PROPOSED IMPROVEMENTS	
RIGHT OF WAY		
LOT LINE		
PROPOSED RETAINING WALL (PVT.)		
PROPOSED EARTHEN SHALE (PVT.)	D-7H	
PROPOSED STORM DRAIN	D-2	
PROPOSED CURB RAMP TYPE 'A'		
PROPOSED TYPE 'A-1' CLEAN OUT	D-9	
PROPOSED HEADWALL		
PROPOSED BROOKS BOX (PVT.)		
PROPOSED 4" FRENCH DRAIN (PVT.)		
PROPOSED WATER SERVICE		
PROPOSED FIRE SERVICE		
PROPOSED SEWER LATERAL		
FIRE HYDRANT ASSEMBLY		
PROP. RIP RAP ENERGY DISSIPATOR (PVT.)	D-10	
PROPOSED 30" COMMERCIAL CONC. DWY.	SDP-11H	
PROPOSED SLOPE 2:1 MAX. (TP.)		
PAD ELEVATION	FF = 38.00	
PROPOSED DRAINAGE FLOW		
PROPOSED FLOW LINE ELEVATION		
PROPOSED TOP OF CURB ELEVATION		
PROPOSED FINISH SURFACE ELEVATION		
PROPOSED HIGH POINT		
PROPOSED GRADE BREAK		
PROPOSED CONTOUR		
PROPOSED CURB RAMP TYPE 'A'	SDP-132	
PROPOSED CONCRETE SIDEWALK (PVT.)	D-7	
PROPOSED CONCRETE SIDEWALK	D-7	
PROPOSED 6" CURB & GUTTER (PVT.)	D-2	
PROPOSED 6" CURB (PVT.)	D-1	
FIRE ACCESS LAKE		
REMOVABLE BOLLARDS		

EXISTING IMPROVEMENTS
EXISTING BUILDINGS
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN STRUCTURE
EXISTING CHAIN LINK FENCE
EXISTING LIGHT STANDARDS
EXISTING CURB & GUTTER

## LEGAL DESCRIPTION

LOT 2 OF GOLDEN VALLEY NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6860, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1971, TOGETHER WITH PARCEL A, AS SHOWN ON SAID MAP NO. 6860.

## COORDINATE INDEX

LABORER: 218-1710  
NAD83: N 1,857,007.44, E 8,205,427.00 (GPS STATION "253, 225")  
N 1,881,271.35, E 8,103,513.14 (GPS STATION "865")

## ASSESSOR'S PARCEL NUMBER

437-260-41-00

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HOTEL CIRCLE PER GOLDEN WEST VALLEY UNITS NO. 1 & 2, PARALLEL WITH AND 30' EASTERLY OF THE EASTERLY LOT LINE OF LOT 2 PER MAPS 6775 & 6860.  
I.E. NORTH 14°50'13"

## BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS THE BRASS PLUG AT THE NORTHWEST CORNER OF THE SAN DIEGO UNION PUBLISHING COMPANY ALONG CAMINO DE LA REINA.  
ELEV = 33.742 M.S.L.

## DEVELOPMENT NOTES

- THIS IS A TENTATIVE PARCEL MAP TO DIVIDE PREVIOUSLY APPROVED PROJECT. THE EXISTING SITE DEVELOPMENT WAS APPROVED BY SDP PERMIT NO. 9182, FOP PERMIT NO. 9101, VFM PERMIT NO. 1693.
- NUMBER OF EXISTING LOTS = 1, NUMBER OF PROPOSED LOTS = 3. ALL PROPERTY CORNERS WILL BE SET AND PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

OWNER:  
SAN DIEGO UNION-TRIBUNE  
350 CAMINO DE LA REINA  
SAN DIEGO, CA

APPLICANT:  
GOLDEN VALLEY HOLDINGS, INC.  
350 CAMINO DE LA REINA  
SAN DIEGO, CA 92108

PLANNING:  
LATITUDE 33 PLANNING & ENGINEERING  
9908 INHERIT STREET 2ND FLOOR  
SAN DIEGO, CA 92131  
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LANDSCAPE ARCHITECT:  
KTRVA PLANNING & LANDSCAPE ARCHITECTURE  
3618 NORMAL STREET  
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(619) 584-1177 FAX (619) 584-6065



PREPARED IN THE OFFICE OF:  
**latitude 33**  
PLANNING & ENGINEERING  
9908 Inherit Street 2nd Floor, San Diego, CA 92131  
Tel 650.751.0833

Prepared By:	Name: LATITUDE 33 PLANNING & ENGINEERING	Revision 14:
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Phone #:	(650) 751-0833	Revision 12:
Fax #:	(650) 751-0834	Revision 11:
Project Address:	350 CAMINO DE LA REINA SAN DIEGO, CALIFORNIA	Revision 10:
Project Name:	SAN DIEGO UNION-TRIBUNE MASTER PLAN	Revision 9: 6/27/2013 Entitlement Resubmitted
Sheet Title:	COVER SHEET	Revision 8: 12/06/2014 Entitlement Resubmitted
		Revision 7: 12/06/2014 Entitlement Resubmitted
		Revision 6: 05/24/2014 Entitlement Resubmitted
		Revision 5: 12/24/2013 Entitlement Resubmitted
		Revision 4: 08/28/2013 Entitlement Resubmitted
		Revision 3: 04/28/2013 Entitlement Resubmitted
		Revision 2: 12/21/2012 Entitlement Resubmitted
		Revision 1: 09/20/2012 Entitlement Resubmitted
		Original Date: 5/2/2012 Entitlement Submitted
		Sheet 4 OF 38
		BUILDING DEPT. PTS# 277550



Project Plans  
Sheet 5 of 38

INDICATES PARCEL MAP BOUNDARY. — — — — —

INDICATES LOT LINE. — — — — —

INDICATES CENTERLINE. — — — — —

INDICATES FOUND 2" IRON PIPE WITH DSC  
STAMPED "R.C.E. 6116" FOR MAP NO. 6660.

INDICATES FOUND LEAD W/ DSC STAMPED "RCE  
6116" SET IN CONCRETE AT 10' DEPTH  
PERPENDICULAR TO RADIAL OFFSET TO PL. FOR  
MAP 6660, UNLESS OTHERWISE NOTED

EXISTING SLOPE ELEVATIONS.

EXISTING CONTOUR.

EXISTING TREES.

EXISTING SANITARY SEWER & MANHOLE.

EXISTING WATER MAIN.

EXISTING FIRE HYDRANT ASSEMBLY.

EXISTING GATE VALVE.

EXISTING STORAGE DRAIN.

EXISTING STORAGE DRAIN STRUCTURE.

EXISTING UNDERGROUND DRY UTILITIES.

EXISTING CHAIN LINK FENCE.

EXISTING LIGHT STANDARD.

EXISTING CURB & GUTTER.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HOTEL CIRCLE PER GOLDEN WEST VALLEY UNITS NO. 1 & 2, PARALLEL WITH AND 30' EASTERLY OF THE EASTERLY LOT LINE OF LOT 2 PER MAPS 6773 & 6800, I.E. NORTH 14°55'13"

## EASEMENT NOTES

- (A) PORTION OF HOTEL DRIVE STREET DEDICATION AS RECORDED APRIL 30, 1969, 17P NO. 70182, SERIES 10, BOOK 1269, O.R.
- (B) CENTERLINE EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. RECORDED JANUARY 22, 1942, DOCUMENT NO. 10532, PAGE 373, PAGE 378, O.R. (NO MIDR GIVE)
- (C) 26' DRAINAGE EASEMENT TO CITY OF SAN DIEGO RECORDED MARCH 27, 1940, DOC. NO. 14773, PAGE 1002, PAGE 379, O.R.
- (D) 26' DRAINAGE EASEMENT TO CITY OF SAN DIEGO RECORDED MARCH 27, 1940, DOC. NO. 14772, PAGE 1003, PAGE 379, O.R.
- (E) EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED DECEMBER 29, 1947 DOCUMENT NO. 13558, BOOK 2293, PAGE 297, O.R. IMMEDIATELY ADJACENT TO SOUTHWESTERLY LINE. NO MIDR GIVEN.
- (F) EASEMENT FOR ROAD PURPOSES TO JOHN R. MOORE, ET AL. RECORDED APRIL 1953 AS DOCUMENT NO. 34219, BOOK 1040, PAGE 207, O.R.

OWNER:  
SAN DIEGO UNION-TRIBUNE  
350 CAMINO DE LA REINA  
SAN DIEGO, CA

**AFFILICATE:**  
MISSION VALLEY HOLDINGS, INC.  
350 CAMINO DE LA REINA  
SAN DIEGO, CA 92108

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Prepared By: \_\_\_\_\_

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Phone #: (619) 731-0533

Fax #: (619) 731-0534

Project Address: \_\_\_\_\_

300 CAMINO DE LA REINA

SAN DIEGO, CALIFORNIA

\_\_\_\_\_

\_\_\_\_\_

Project Name: \_\_\_\_\_

SAN DIEGO UNION-TRIBUNE

MASTER PLAN

\_\_\_\_\_

\_\_\_\_\_

Sheet Title: \_\_\_\_\_

EXISTING CONDITIONS

\_\_\_\_\_

\_\_\_\_\_

Revision 14: \_\_\_\_\_

Revision 13: \_\_\_\_\_

Revision 12: \_\_\_\_\_

Revision 11: \_\_\_\_\_

Revision 10: \_\_\_\_\_

Revision 9: 2/27/2015 Edittment Round#12

Revision 8: 12/08/2014 Edittment Round#11

Revision 7: 10/06/2014 Edittment Round#10

Revision 6: 06/04/2014 Edittment Round#9

Revision 5: 12/24/2013 Edittment Round#8

Revision 4: 09/28/2013 Edittment Round#7

Revision 3: 06/28/2013 Edittment Round#6

Revision 2: 12/21/2012 Edittment Round#5

Revision 1: 09/30/2012 Edittment Round#4

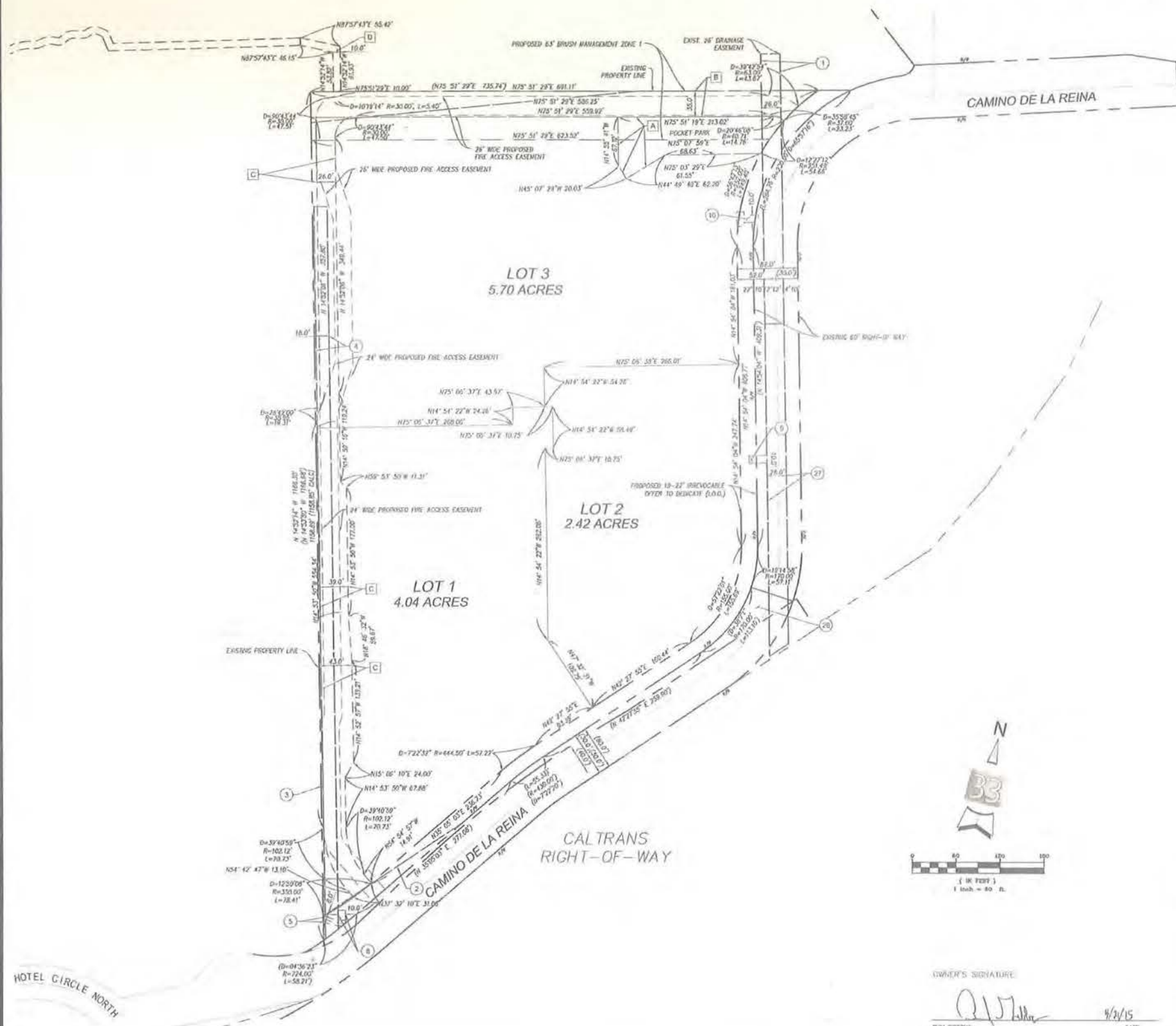
Original Date: 12/2/2012 Edittment Round#3

Sheet 5 OF 38

BUILDING DEPT. PTS# 277550



# SAN DIEGO UNION-TRIBUNE MASTER PLAN VESTING TENTATIVE MAP



## LEGEND

PROJECT BOUNDARY  
RIGHT OF WAY  
LOT LINE  
EASEMENT

## EXISTING EASEMENTS

1. 26' DRAINAGE EASEMENT TO CITY OF SAN DIEGO, RECORDED MARCH 27, 1940, DOC. NO. 14773, BOOK 1003, PAGE 379, O.R.
2. CENTERLINE OF AN EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED JANUARY 27, 1977, DOCUMENT NO. 10532, BOOK 2362, PAGE 379, O.R. (NO WIDTH GIVEN)
3. CENTERLINE OF EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED DECEMBER 26, 1947, DOCUMENT NO. 13455, BOOK 2003, PAGE 297, O.R. IMMEDIATELY ADJACENT TO SEATHWESTERLY LOC. NO WIDTH GIVEN
4. EASEMENT FOR ROAD PURPOSES TO ARTHUR H. MARK, ET AL, RECORDED MARCH 19, 1961 AS DOCUMENT NO. 7428, BOOK 4018, PAGE 202, O.R.
5. 8' WIDE EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED FEBRUARY 4, 1971, FILE NO. 22305, O.R.
7. AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. RECORDED MAY 17, 1972, DOCUMENT NO. 72-124470, O.R. LOCATION CANNOT BE PLOTTED
8. AN EASEMENT OF WATER MAIN OR MAINS TO CITY OF SAN DIEGO, RECORDED JUNE 1, 1972, DOCUMENT NO. 72-139032, O.R.
9. AN EASEMENT OF WATER MAIN OR MAINS TO CITY OF SAN DIEGO, RECORDED JUNE 15, 1972, DOCUMENT NO. 72-153071, O.R. CANNOT BE PLOTTED
10. AN EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED JUNE 23, 1968, DOCUMENT NO. 68-100452, O.R.
14. AN EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED DECEMBER 5, 1992, DOCUMENT NO. 1992-647269, O.R. CANNOT BE PLOTTED
15. AN EASEMENT TO SAN DIEGO GAS & ELECTRIC, RECORDED MARCH 1, 2002, DOCUMENT NO. 2002-191535, O.R. CANNOT BE PLOTTED
27. 26' DRAINAGE EASEMENT TO CITY OF SAN DIEGO, RECORDED MARCH 27, 1940, DOC. NO. 14772, BOOK 1002, PAGE 378, O.R.
28. PORTION OF HOTEL TRILITE TRILITE BENDICARON AS RECORDED APRIL 30, 1998, 1/4 SEC. 10, 73492, SERIES 10, BOOK 1998, O.R.

## PROPOSED EASEMENTS

- A. RECREATION EASEMENT (POCKET PARK 0.27 AC.)
- B. 35' RECREATION EASEMENT (RIVER PARK 0.54 AC.)
- C. 26'-43' RECREATION EASEMENT (0.60 AC.)
- D. 10' WIDE RECREATION EASEMENT WITH A 5' WIDE PARK TRAIL, TO BE GRANTED BY SEPARATE PERMIT

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HOTEL CIRCLE FOR GOLDEN WEST VALLEY UNITS NO. 1 & 2, PARALLEL WITH AND 30' EASTERLY OF THE EASTERLY LOT LINE OF LOT 7 PER MAPS 6725 & 6850. I.E. NORTH 14°55'13" WEST

OWNER:  
SAN DIEGO UNION-TRIBUNE  
350 CAMINO DE LA REINA  
SAN DIEGO, CA

APPLICANT:  
MISSION VALLEY HOLDINGS, INC.  
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OWNER'S SIGNATURE

*[Signature]*  
ROX EDDY  
REPRESENTATIVE OF WINCHESTER FINANCIAL GROUP

4/21/15

*[Signature]*  
MATTHEW J. SAMSON  
APR 21 2015 EXPIRES 08-30-15

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Project Name:  
SAN DIEGO UNION-TRIBUNE  
MASTER PLAN

Sheet Title:  
VESTING TENTATIVE  
MAP

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	2/27/2015 Estimated Resolution
Revision 8:	12/20/2014 Estimated Resolution
Revision 7:	10/08/2014 Estimated Resolution
Revision 6:	04/24/2014 Estimated Resolution
Revision 5:	12/24/2013 Estimated Resolution
Revision 4:	10/29/2013 Estimated Resolution
Revision 3:	04/28/2013 Estimated Resolution
Revision 2:	12/21/2012 Estimated Resolution
Revision 1:	08/20/2012 Estimated Resolution

Original Date: 4/2/2013 Estimated Submittal

Sheet 6 OF 38

BUILDING DEPT. P.T.S.# 277550











# SAN DIEGO UNION-TRIBUNE MASTER PLAN

## LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	-----
RIGHT-OF-WAY	=====
LOTLINE	-----
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
FIRE ACCESS LANE	-----
LADDER ACCESS	-----
300' RADIUS AT EXISTING FIRE HYDRANT	○
300' RADIUS AT PROPOSED FIRE HYDRANT	○
HOSE FULL LENGTH	-----

## NOTES:

- 1) FIRE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20' OF UNOBSTRUCTED WIDTH. SHALL HAVE AN ADEQUATE ROADWAY TURNING RADIUS AND SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6".
- 2) WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 35 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 24 FEET. THE LOCATION SHALL BE 15 TO 25 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.
- 3) FIRE ACCESS ROADWAY SURFACES OTHER THAN CONCRETE OR ASPHALT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FIRE DEPT. A-95-B.
- 4) WHEN ADJACENT TO A FIRE HYDRANT, ACCESS ROADWAYS SHALL BE A MINIMUM OF 24 FEET IN WIDTH FOR 20 FEET IN EITHER DIRECTION FROM THE FIRE HYDRANT.
- 5) FIRE HYDRANTS SHALL BE LOCATED NO FURTHER APART THAN 800 FEET, MEASURED ON CENTER. IN ADDITION, FIRE ENGINE SHALL TRAVEL NO FURTHER THAN 300 FEET IN ANY DIRECTION TO REACH A HYDRANT.
- 6) WHEN THREE (3) OR MORE HYDRANTS ARE REQUIRED, SUPPLY TO THE HYDRANTS SHALL BE LOOPED WITH TWO (2) SEPARATE CONNECTIONS TO THE PUBLIC WATER SUPPLY.
- 7) FOR ADDITIONAL REQUIREMENTS SEE POLICIES FS-0310, A-00-1 & A-69-9.
- 8) ALL PROPOSED BUILDINGS SHOWN HEREON, SHALL BE FIRE SPRINKLER EQUIPPED.
- 9) SEE ROOF ACCESS SHEET 11 OF 22 FOR GENERAL CONCEPT OF ROOF MASSING PROPOSED ROOF ACCESSIBILITY CORRIDORS FOR BUILDINGS GREATER THAN 35' IS BASED UPON REQUIREMENT OF CONTINUOUS ACCESS ACROSS ROOF TO THE SATISFACTION OF THE FIRE DEPARTMENT. IF THE DEPARTMENT ROOF ACCESSIBILITY CRITERIA IS NOT MET, THEN MODIFICATIONS TO ROADWAY LAYOUT MAY OCCUR IN-ORDER TO SATISFY THE FIRE DEPARTMENT REQUIREMENTS.
- 10) PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FIRE DEPT. POLICY P-00-6 (REV. 01-1-01).
- 11) PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FIRE DEPT. POLICY A-00-1.

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SAN DIEGO, CALIFORNIA

Project Name:

SAN DIEGO UNION-TRIBUNE

MASTER PLAN

Sheet Title:

PRELIMINARY FIRE

ACCESS PLAN

Revision 14: \_\_\_\_\_

Revision 13: \_\_\_\_\_

Revision 12: \_\_\_\_\_

Revision 11: \_\_\_\_\_

Revision 10: \_\_\_\_\_

Revision 9: 2/27/2015 Ediment Resubmit

Revision 8: 12/29/2014 Ediment Resubmit

Revision 7: 10/24/2014 Ediment Resubmit

Revision 6: 04/24/2014 Ediment Resubmit

Revision 5: 12/29/2013 Ediment Resubmit

Revision 4: 09/24/2013 Ediment Resubmit

Revision 3: 04/24/2013 Ediment Resubmit

Revision 2: 12/21/2012 Ediment Resubmit

Revision 1: 08/29/2012 Ediment Resubmit

Original Date: 12/2012 Ediment Resubmit

Sheet 9 OF 38

BUILDING DEPT. PTS# 277550

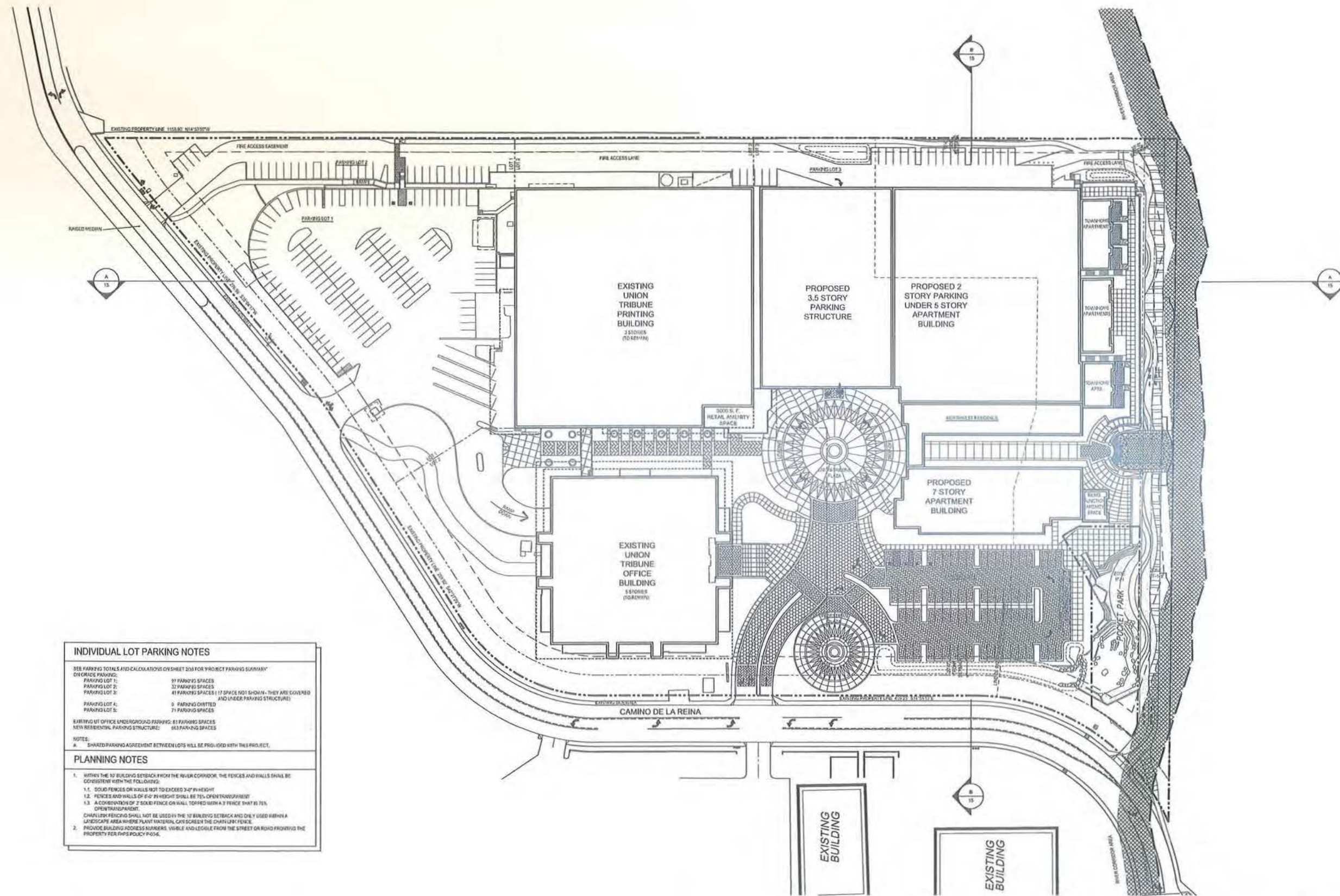
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Tel 619.731.0633







INDIVIDUAL LOT PARKING NOTES	
SEE PARKING TOTALS AND CALCULATIONS ON SHEET 209 FOR "PROJECT PARKING SUMMARY"	
ON GRADE PARKING:	
PARKING LOT 1:	97 PARKING SPACES
PARKING LOT 2:	32 PARKING SPACES
PARKING LOT 3:	41 PARKING SPACES (17 SPACES NOT SHOWN - THEY ARE COVERED AND UNDER PARKING STRUCTURE)
PARKING LOT 4:	0 PARKING SPACES
PARKING LOT 5:	71 PARKING SPACES
EXISTING UT OFFICE UNDERGROUND PARKING:	61 PARKING SPACES
NEW RESIDENTIAL PARKING STRUCTURE:	663 PARKING SPACES
NOTES:	
A. SHARED PARKING AGREEMENT BETWEEN LOTS WILL BE PROVIDED WITH THIS PROJECT.	
PLANNING NOTES	
1. WITHIN THE 10' BUILDING SETBACK FROM THE RIVER CORRIDOR, THE FENCES AND WALLS SHALL BE CONSISTENT WITH THE FOLLOWING:	
1.1. SOLID FENCES OR WALLS NOT TO EXCEED 3'-4" IN HEIGHT	
1.2. FENCES AND WALLS OF 6'-0" IN HEIGHT SHALL BE 75% OPEN/TRANSPARENT	
1.3. A COMBINATION OF 2 SOLID FENCE OR WALL, TOPPED WITH A 3' FENCE THAT IS 75% OPEN/TRANSPARENT.	
CHAIN LINK FENCING SHALL NOT BE USED BY THE 10' BUILDING SETBACK AND ONLY USED WITHIN A LANDSCAPE AREA WHERE PLANT MATERIAL CAN SCREEN THE CHAIN LINK FENCE.	
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHD POLICY PAGE.	

## Conceptual Site Plan

### San Diego Union-Tribune Proposed Master Plan Scheme

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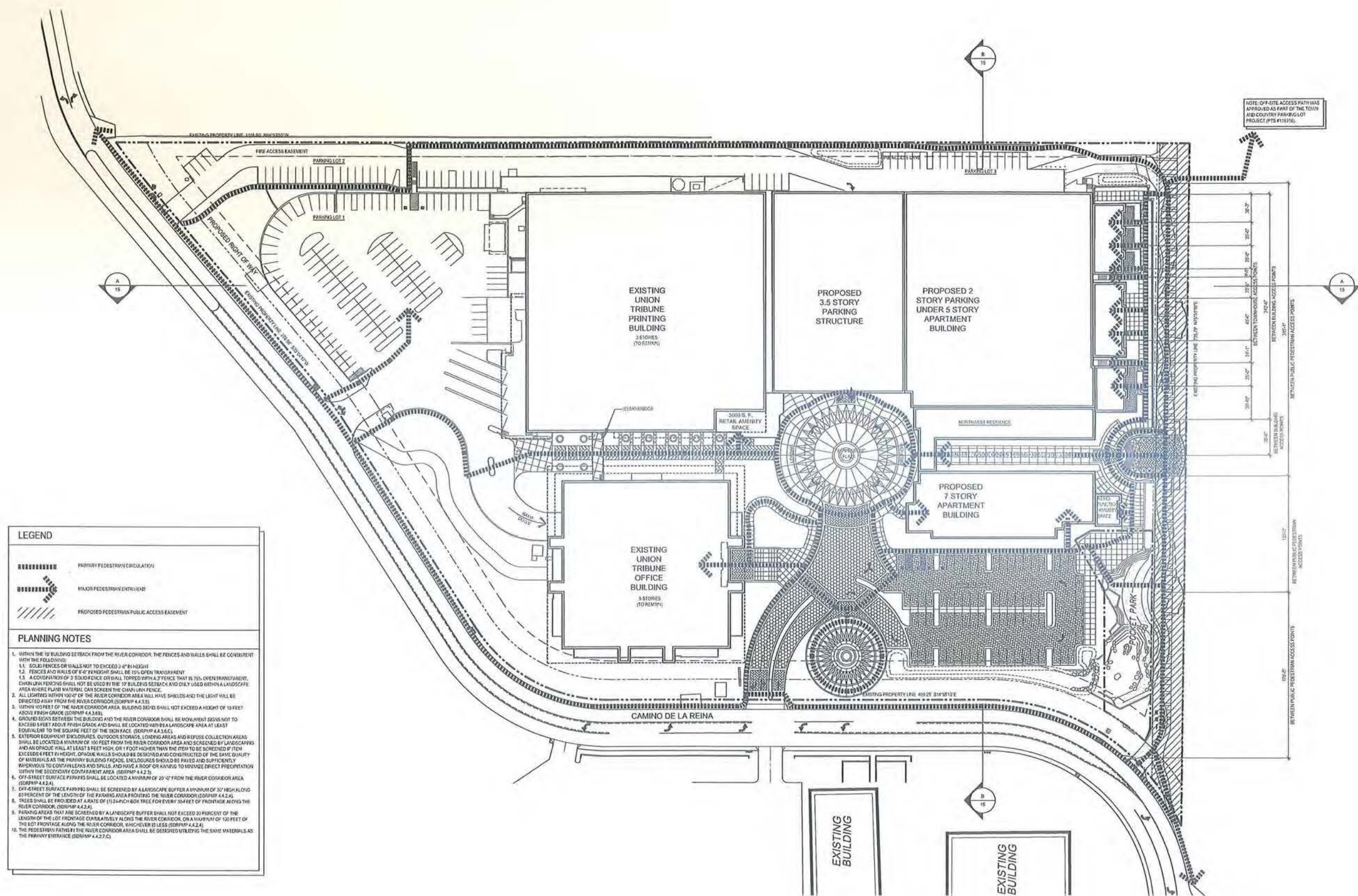
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Project Name:  
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Sheet Title:  
Conceptual Site Plan

Revision 01:	03/27/2013 Preliminary Plan/Initial
Revision 02:	10/08/2014 Preliminary Plan/Initial
Revision 03:	10/08/2014 Preliminary Plan/Initial
Revision 04:	04/14/2014 Preliminary Plan/Initial
Revision 05:	12/21/2013 Preliminary Plan/Initial
Revision 06:	09/25/2013 Preliminary Plan/Initial
Revision 07:	04/25/2013 Preliminary Plan/Initial
Revision 08:	12/21/2012 Preliminary Plan/Initial
Revision 09:	05/30/2012 Preliminary Plan/Initial
Revision 10:	04/01/2012 Preliminary Plan/Initial
Sheet:	10 of 38
Building Department PTS #:	277550





## Pedestrian Access Plan

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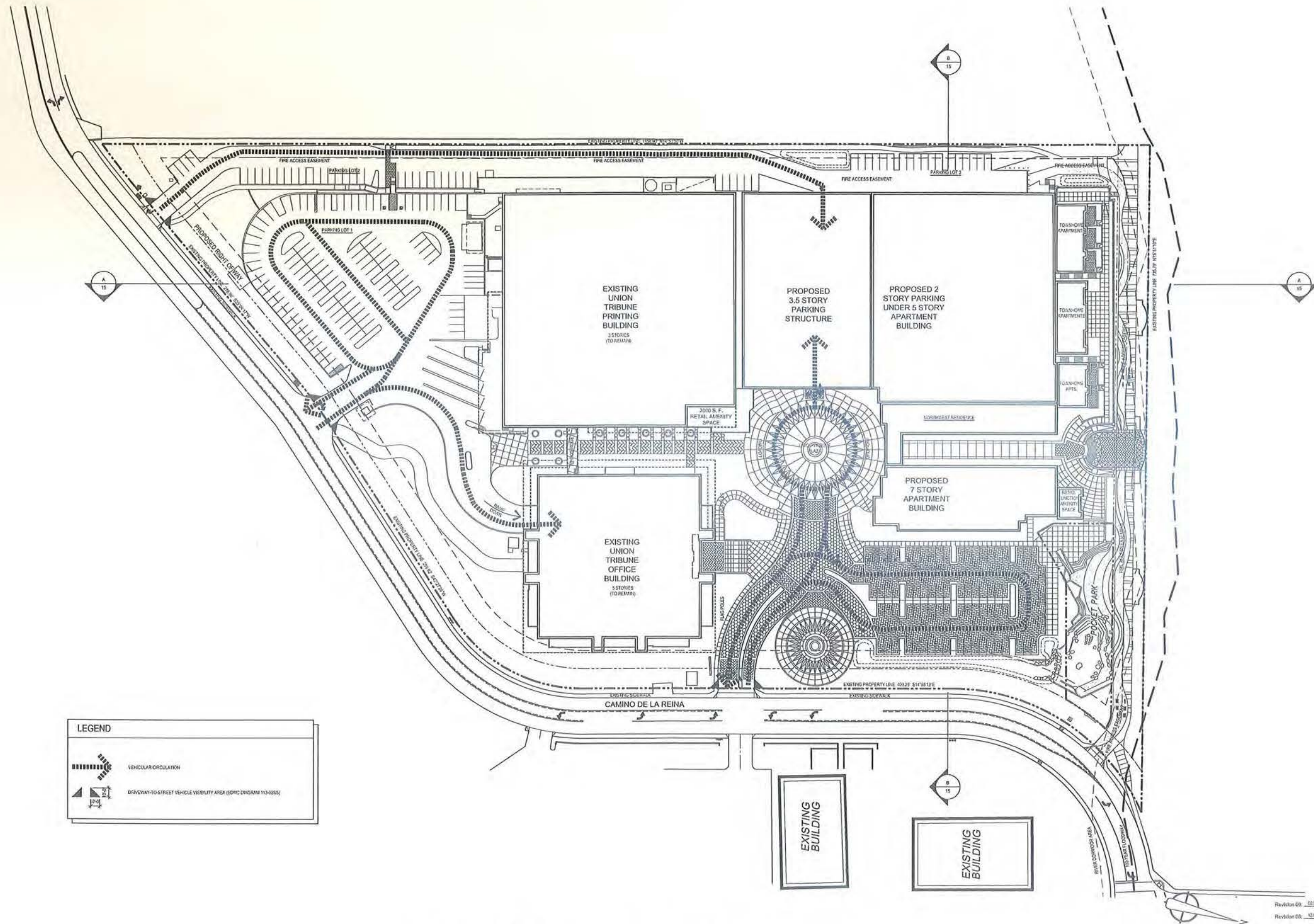
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Project Name:  
San Diego Union-Tribune Master Plan  
Sheet Title:  
Pedestrian Access Plan

Revision 05: 03/27/2013 Entitlement Re-submittal  
Revision 03: 10/06/2014 Entitlement Re-submittal  
Revision 07: 10/06/2014 Entitlement Re-submittal  
Revision 06: 04/04/2014 Entitlement Re-submittal  
Revision 08: 12/21/2013 Entitlement Re-submittal  
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Revision 01: 06/30/2012 Entitlement Re-submittal  
Original Date: 04/02/2012 Entitlement Submittal  
Sheet 11 of 38  
Building Department PTS #: 277550





## Vehicle Circulation Plan

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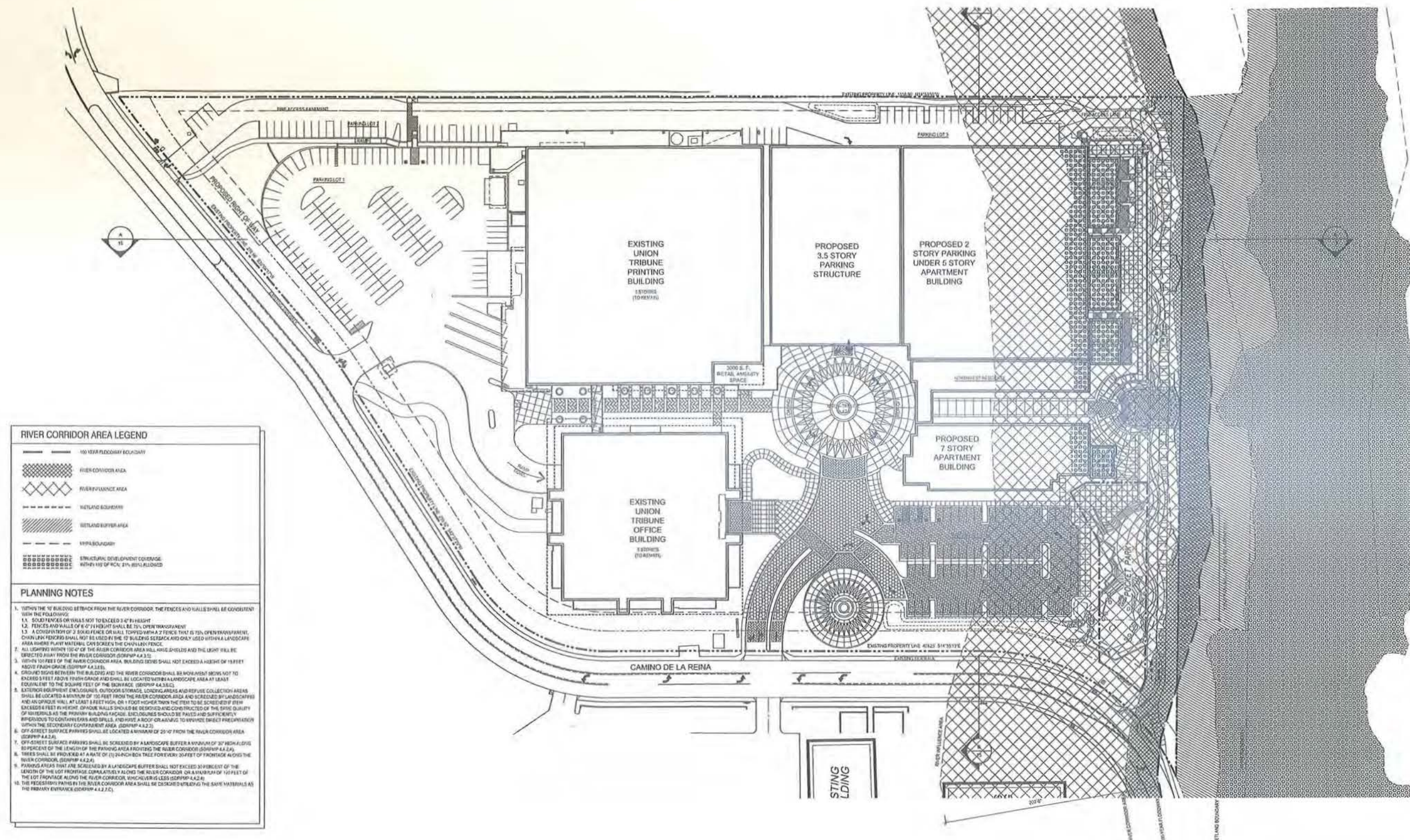
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Project Name:  
San Diego Union-Tribune Master Plan  
Sheet Title:  
Vehicle Circulation Plan

Revision 09: 02/27/2019 Entitlement Re-submittal  
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Revision 07: 10/06/2014 Entitlement Re-submittal  
Revision 06: 04/04/2014 Entitlement Re-submittal  
Revision 05: 12/14/2013 Entitlement Re-submittal  
Revision 04: 09/25/2013 Entitlement Re-submittal  
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Revision 02: 12/21/2012 Entitlement Re-submittal  
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Original Date: 04/02/2012 Entitlement Submittal  
Sheet: 12 of 38  
Building Department PTS #: 277550





## San Diego River Park--River Corridor and River Influence Areas

## San Diego Union-Tribune Proposed Master Plan Scheme

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Original Date: 04/06/2012 Entitlement Submittal

Page: 13 of 38

Building Department/PTS #: 277550

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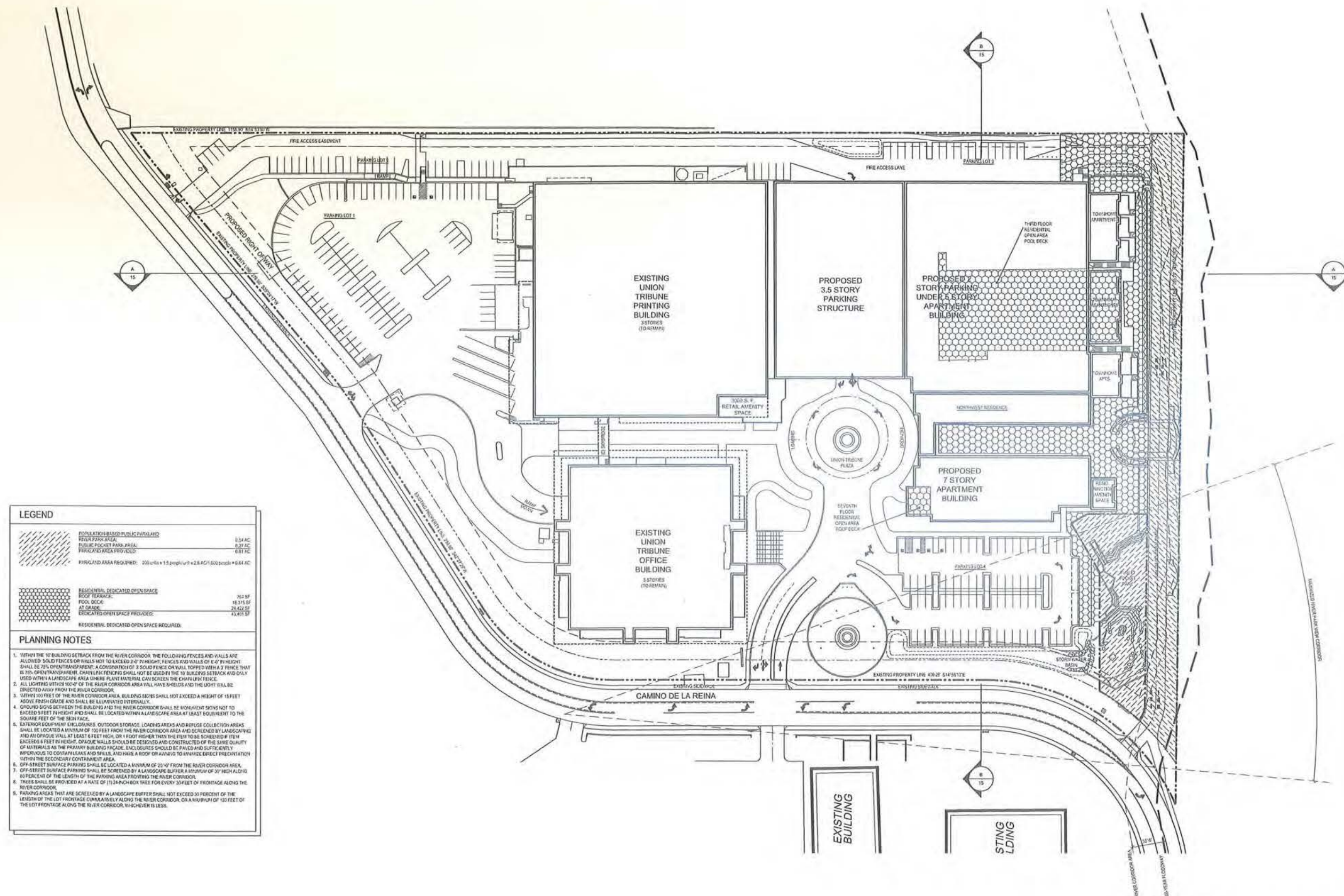
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Project Name:  
San Diego Urban-Tribune Master Plan

Sheet Title:  
**SD River Park--River Corridor  
and River Influence Areas**





LEGEND		
	POPULATION-BASED PUBLIC PARKLAND	0.34 AC
	RIVER PARK AREA	0.29 AC
	PUBLIC PICKET PARK AREA	0.01 AC
	PARKLAND AREA REQUIRED:	200 sq ft x 1.5 people/ft <sup>2</sup> = 2.6 AC/1,600 people @ 0.84 AC
	RESIDENTIAL DEDICATED OPEN SPACE	763 SF
	POOL DECK	16,315 SF
	DEDICATED OPEN SPACE PROVIDED:	21,422 SF
	RESIDENTIAL DEDICATED OPEN SPACE REQUIRED:	43,811 SF
PLANNING NOTES		
1. WITHIN THE 10' BUILDING SETBACK FROM THE RIVER CORRIDOR, THE FOLLOWING FENCES AND WALLS ARE ALLOWED: SOLID FENCES OR WALLS NOT TO EXCEED 2'-0" IN HEIGHT, FENCES AND WALLS OF 1'-0" IN HEIGHT SHALL BE 75% OPEN TRANSPARENT. A COMBINATION OF 3' SOLID FENCE OR WALL, TOPPED WITH A 3' FENCE THAT IS 75% OPEN TRANSPARENT, CHAIN LINK FENCING SHALL NOT BE USED IN THE 10' BUILDING SETBACK AND ONLY USED WITHIN A LANDSCAPE AREA WHERE PLANT MATERIAL CAN SCREEN THE CHAIN LINK FENCE.		
2. ALL LIGHTING WITHIN 100'-0" OF THE RIVER CORRIDOR AREA SHALL HAVE SHIELDS AND THE LIGHT SHALL BE DIRECTED AWAY FROM THE RIVER CORRIDOR.		
3. WITHIN 100 FEET OF THE RIVER CORRIDOR AREA, BUILDING SIGNS SHALL NOT EXCEED A HEIGHT OF 15 FEET ABOVE FINISH GRADE AND SHALL BE ILLUMINATED INTERNALLY.		
4. GROUND SIGNS BETWEEN THE BUILDING AND THE RIVER CORRIDOR SHALL BE MONUMENT SIGNS NOT TO EXCEED 5 FEET IN HEIGHT AND SHALL BE LOCATED WITHIN A LANDSCAPE AREA AT LEAST EQUIVALENT TO THE SQUARE FEET OF THE SIGN FACE.		
5. EXTERIOR EQUIPMENT ENCLOSURES, OUTDOOR STORAGE, LOADING AREAS AND WASTE COLLECTION AREAS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM THE RIVER CORRIDOR AREA AND SCREENED BY LANDSCAPE AND AN OPAQUE WALL AT LEAST 6 FEET HIGH, OR 1 FOOT HIGHER THAN THE ITEM TO BE SCREENED IF ITEM EXCEEDS 6 FEET IN HEIGHT. OPAQUE WALLS SHOULD BE DESIGNED AND CONSTRUCTED OF THE SAME QUALITY OF MATERIALS AS THE PRIMARY BUILDING FACADE. ENCLOSURES SHOULD BE PAINTED AND SUFFICIENTLY IMPERVIOUS TO CONTAIN LEAKS AND SPILLS, AND HAVE A ROOF OR AWNING TO AVOID DIRECT PRECIPITATION WITHIN THE SECONDARY CONTAINMENT AREA.		
6. OFF-STREET SURFACE PARKING SHALL BE LOCATED A MINIMUM OF 20'-0" FROM THE RIVER CORRIDOR AREA.		
7. OFF-STREET SURFACE PARKING SHALL BE SCREENED BY A LANDSCAPE BUFFER A MINIMUM OF 30' HIGH ALONG THE ENTIRE LENGTH OF THE PARKING AREA ADJACENT TO THE RIVER CORRIDOR.		
8. TREES SHALL BE PROVIDED AT A RATE OF (1) 24-INCH DBH TREE FOR EVERY 30 FEET OF FRONTAGE ALONG THE RIVER CORRIDOR.		
9. PARKING AREAS THAT ARE SCREENED BY A LANDSCAPE BUFFER SHALL NOT EXCEED 30 PERCENT OF THE LENGTH OF THE LOT FRONTAGE CUMULATIVELY ALONG THE RIVER CORRIDOR, OR A MAXIMUM OF 120 FEET OF THE LOT FRONTAGE ALONG THE RIVER CORRIDOR, WHICHEVER IS LESS.		

# Site Open Space and Population-Based Parks

## San Diego Union-Tribune Proposed Master Plan Scheme

San Diego Union-Tribune / Manchester Financial Group

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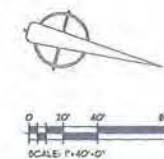
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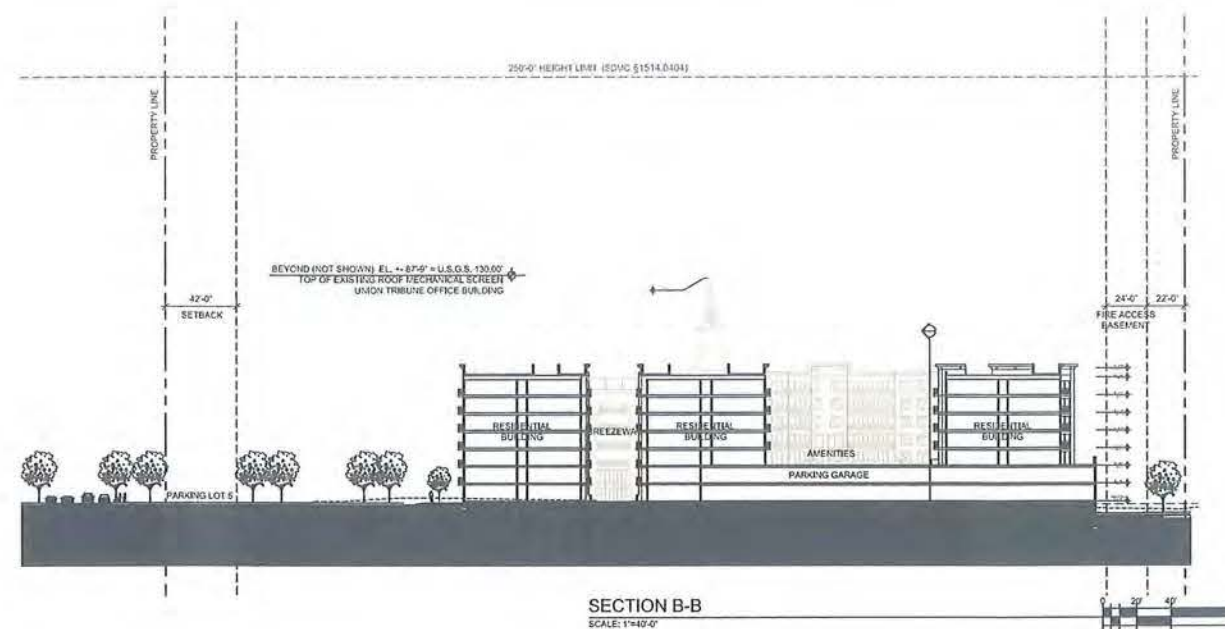
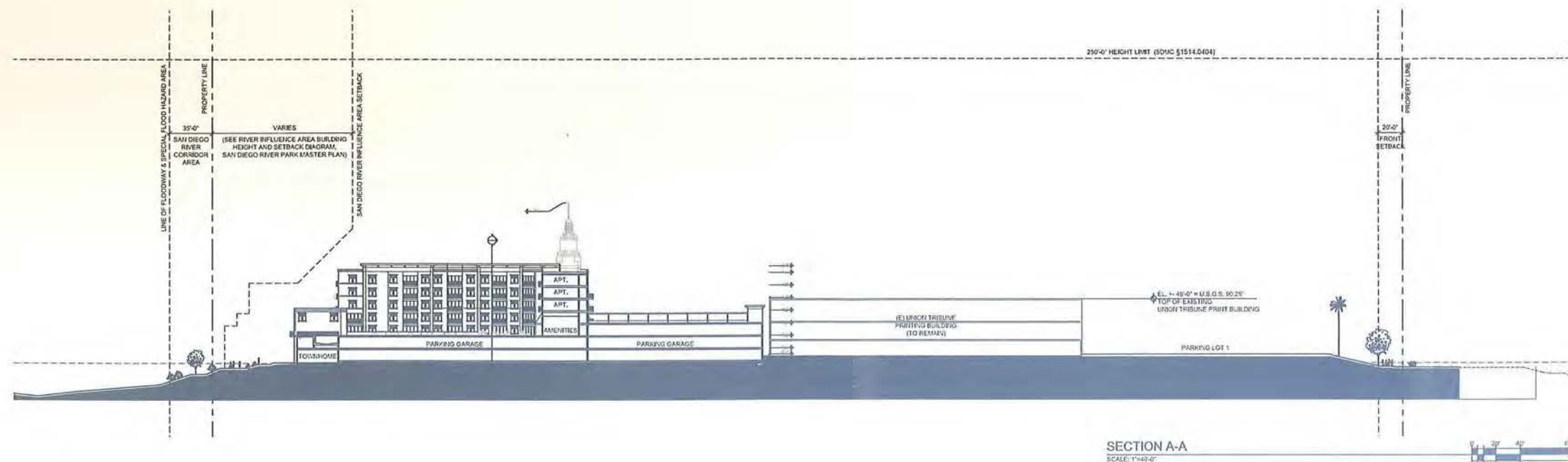


Project Name:  
San Diego Union-Tribune Master Plan

Sheet Title:  
Site Open Space and  
Population-Based Parks

Revision 02:	03/27/2015	Entirement Resubmittal
Revision 01:	12/06/2014	Entirement Resubmittal
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Revision 04:	08/26/2013	Entirement Resubmittal
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Original Date:	04/02/2012	Entirement Resubmittal
Sheet	14	of 38
Building Department PTS #:	277550	





## Site Sections--A & B

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Project Name:  
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Sheet Title:  
Site Sections--A & B

Revision 06: 03/27/2015 Entitlement Residential  
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Revision 04: 08/26/2013 Entitlement Residential  
Revision 03: 04/26/2013 Entitlement Residential  
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Revision 01: 06/20/2012 Entitlement Residential  
Original Date: 04/26/2012 Entitlement Residential  
Sheet 15 of 38  
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## Conceptual Rendering

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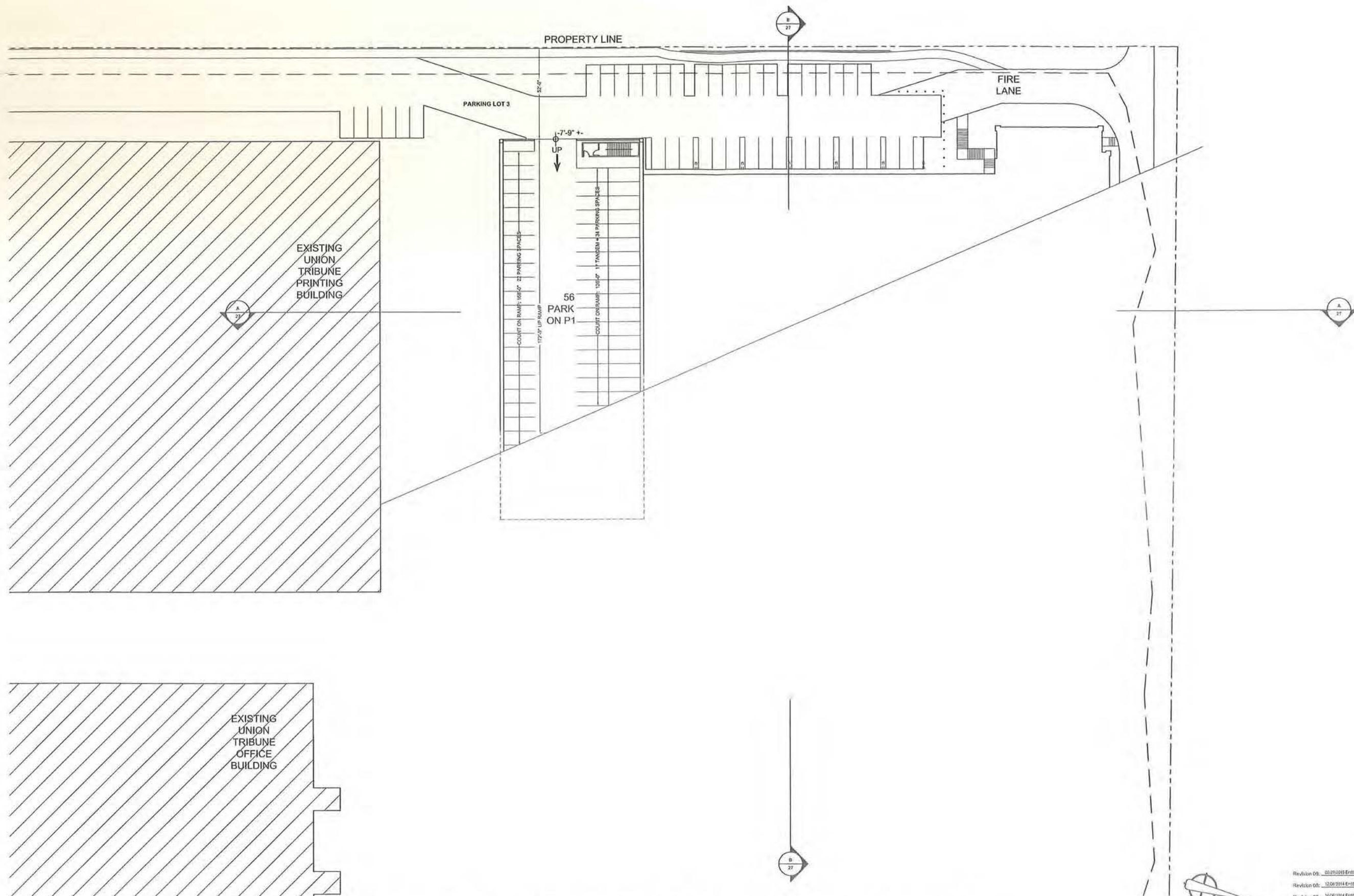
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Sheet Title:  
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Revision 05: 12/08/2014 Entitlement Residential  
Revision 07: 10/06/2014 Entitlement Residential  
Revision 08: 04/04/2014 Entitlement Residential  
Revision 09: 12/24/2013 Entitlement Residential  
Revision 04: 09/26/2013 Entitlement Residential  
Revision 03: 04/26/2013 Entitlement Residential  
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Revision 01: 06/20/2012 Entitlement Residential  
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Sheet 16 of 38  
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## Proposed North Residential Building - Parking Level P1

### San Diego Union-Tribune Proposed Master Plan Scheme

San Diego Union-Tribune / Manchester Financial Group

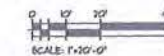
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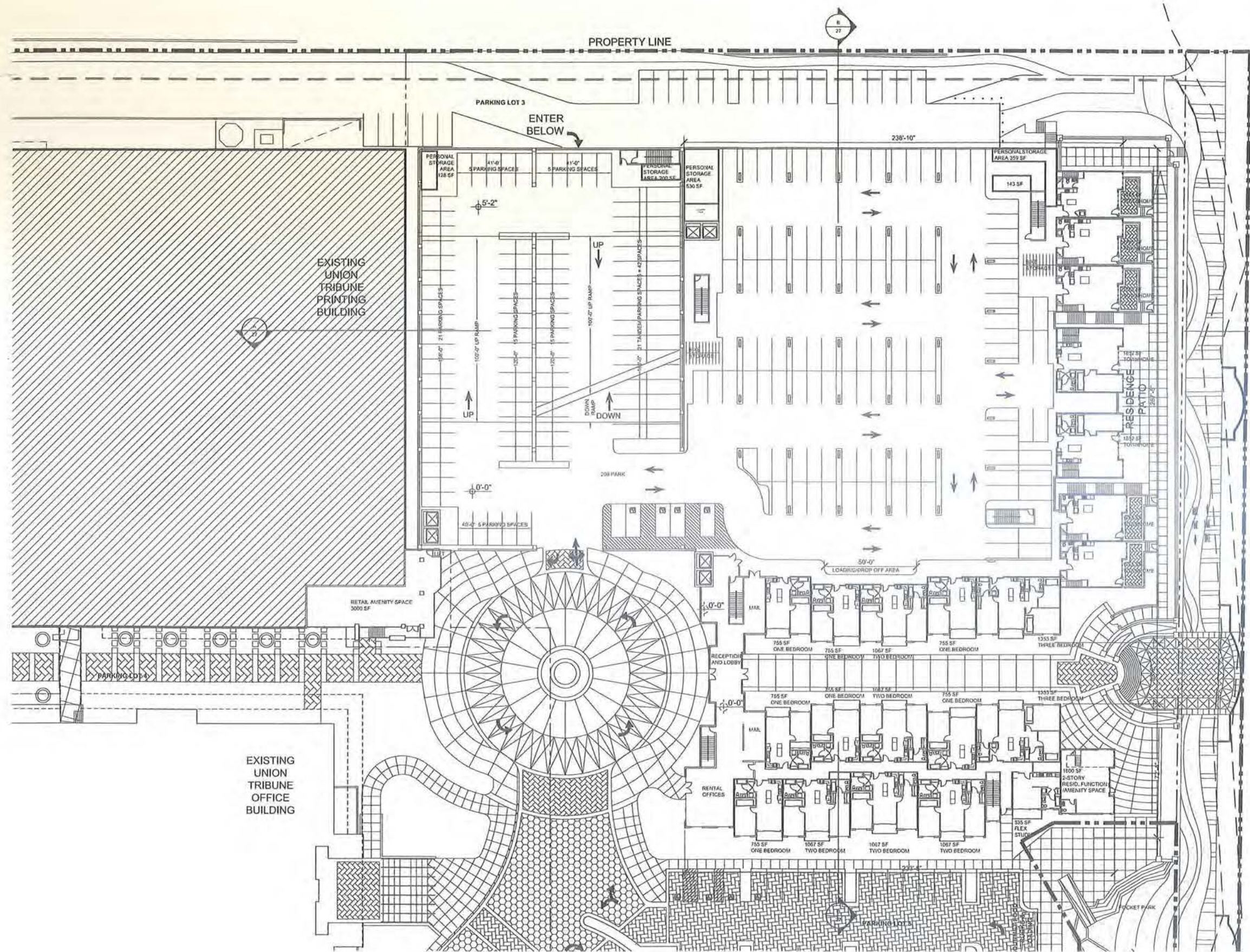
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Sheet Title:  
Proposed North Residential  
Tower-Parking Level P1

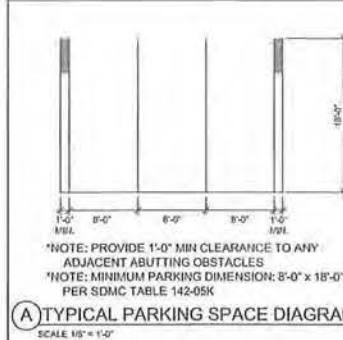
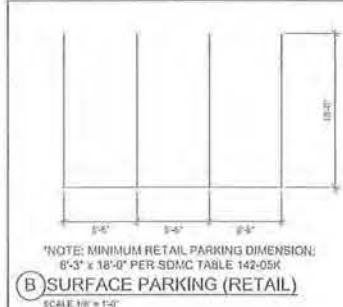
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Revision 07: 10/24/2012 Entitlement Residential  
Revision 08: 09/25/2012 Entitlement Residential  
Original Date: 04/02/2012 Entitlement Residential  
Sheet: 17 of 38  
Building Department P15 #: 277550





**PLANNING NOTES**

1. RESIDENTIAL TANDEN PARKING SPACES SHALL BE ASSIGNED TO THE SAME CIRCULATING UNIT (SDMC 132.0555C).



## Proposed North Residential Building

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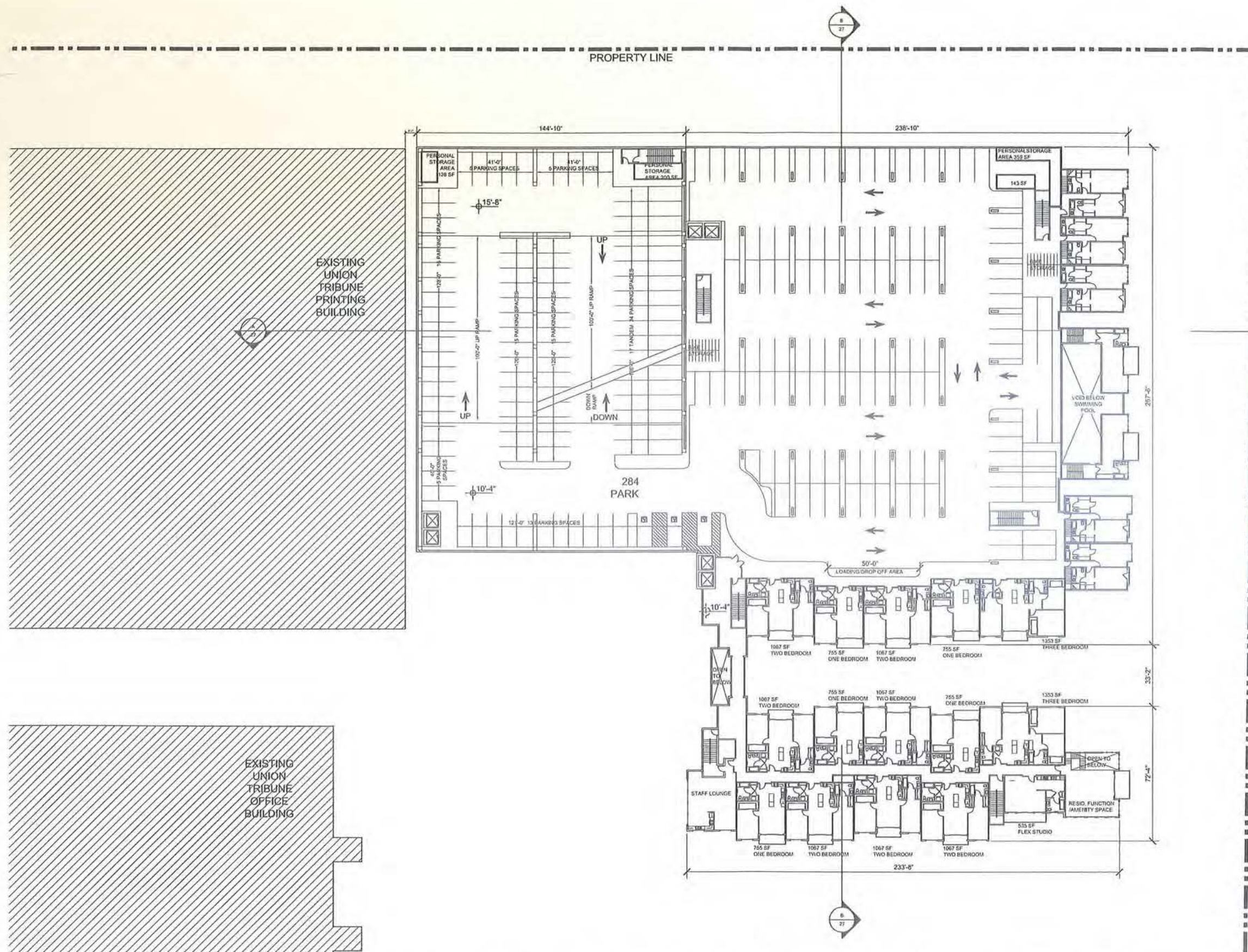
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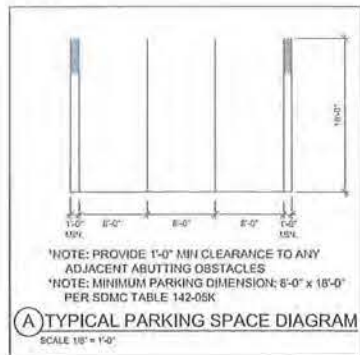
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Revision 05: 10/24/2013 Entitlement Residential  
Revision 04: 08/26/2013 Entitlement Residential  
Revision 03: 04/26/2013 Entitlement Residential  
Revision 02: 10/21/2012 Entitlement Residential  
Revision 01: 03/23/2012 Entitlement Residential  
Original Date: 04/02/2012 Entitlement Residential  
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**PLANNING NOTES**

1. RESIDENTIAL TANDEN PARKING SPACES SHALL BE ASSIGNED TO THE SAME DWELLING UNIT (20% 12/20/2006).



## Proposed North Residential Building - Second Floor Plan

### San Diego Union-Tribune Proposed Master Plan Scheme

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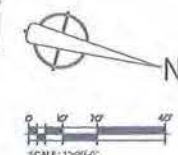
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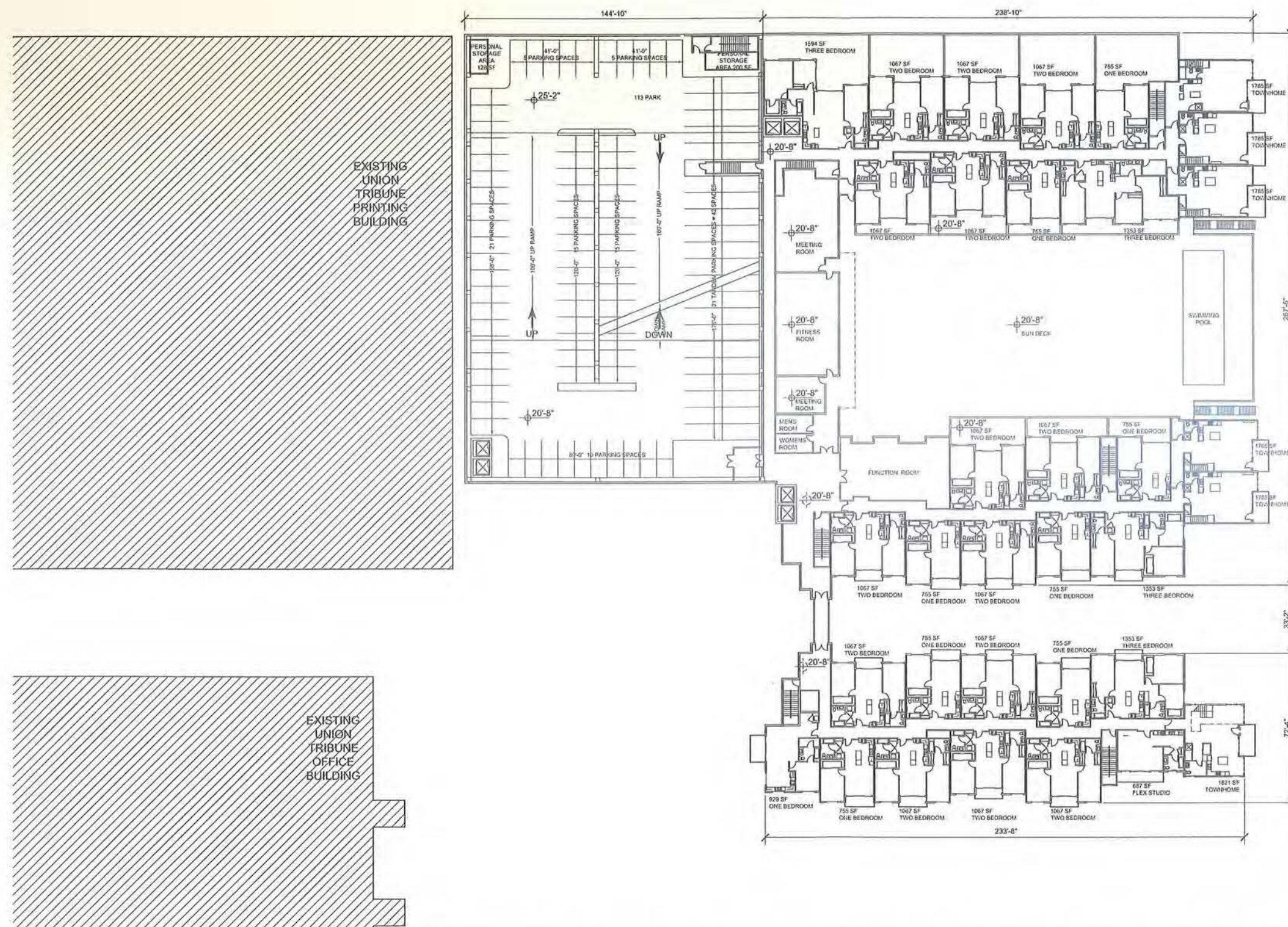
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Sheet Title:  
Proposed North Residential  
Building - Second Floor Plan  
Building Department PTS #: 277550

Revision 01: 01/27/2013 Entitled Residential  
Revision 02: 02/01/2014 Entitled Residential  
Revision 03: 03/06/2014 Entitled Residential  
Revision 04: 04/04/2014 Entitled Residential  
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Revision 08: 06/25/2013 Entitled Residential  
Revision 09: 06/25/2013 Entitled Residential  
Revision 10: 06/25/2013 Entitled Residential  
Original Date: 04/10/2012 Entitled Residential  
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## Proposed North Residential Building -Third Floor Plan

## San Diego Union-Tribune Proposed Master Plan Scheme

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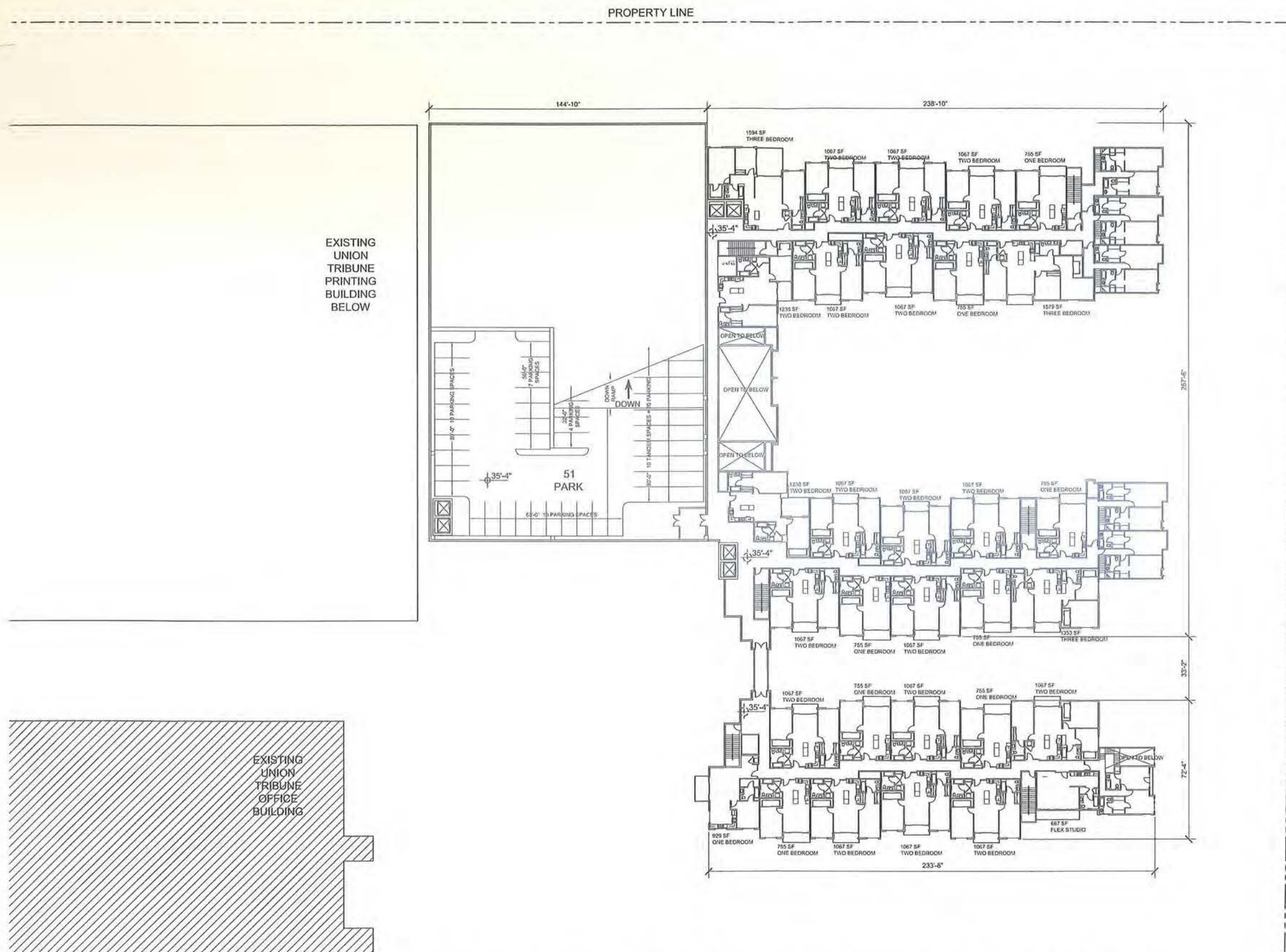
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Building - Third Floor Plan**

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Revision 06: 06/04/2014 Entitlement Residential  
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Revision 04: 05/26/2013 Entitlement Residential  
Revision 03: 04/26/2013 Entitlement Residential  
Revision 02: 12/01/2012 Entitlement Residential  
Revision 01: 03/20/2012 Entitlement Residential  
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## Proposed North Residential Building - Fourth Floor Plan

### San Diego Union-Tribune Proposed Master Plan Scheme

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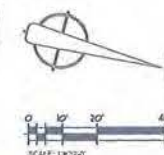
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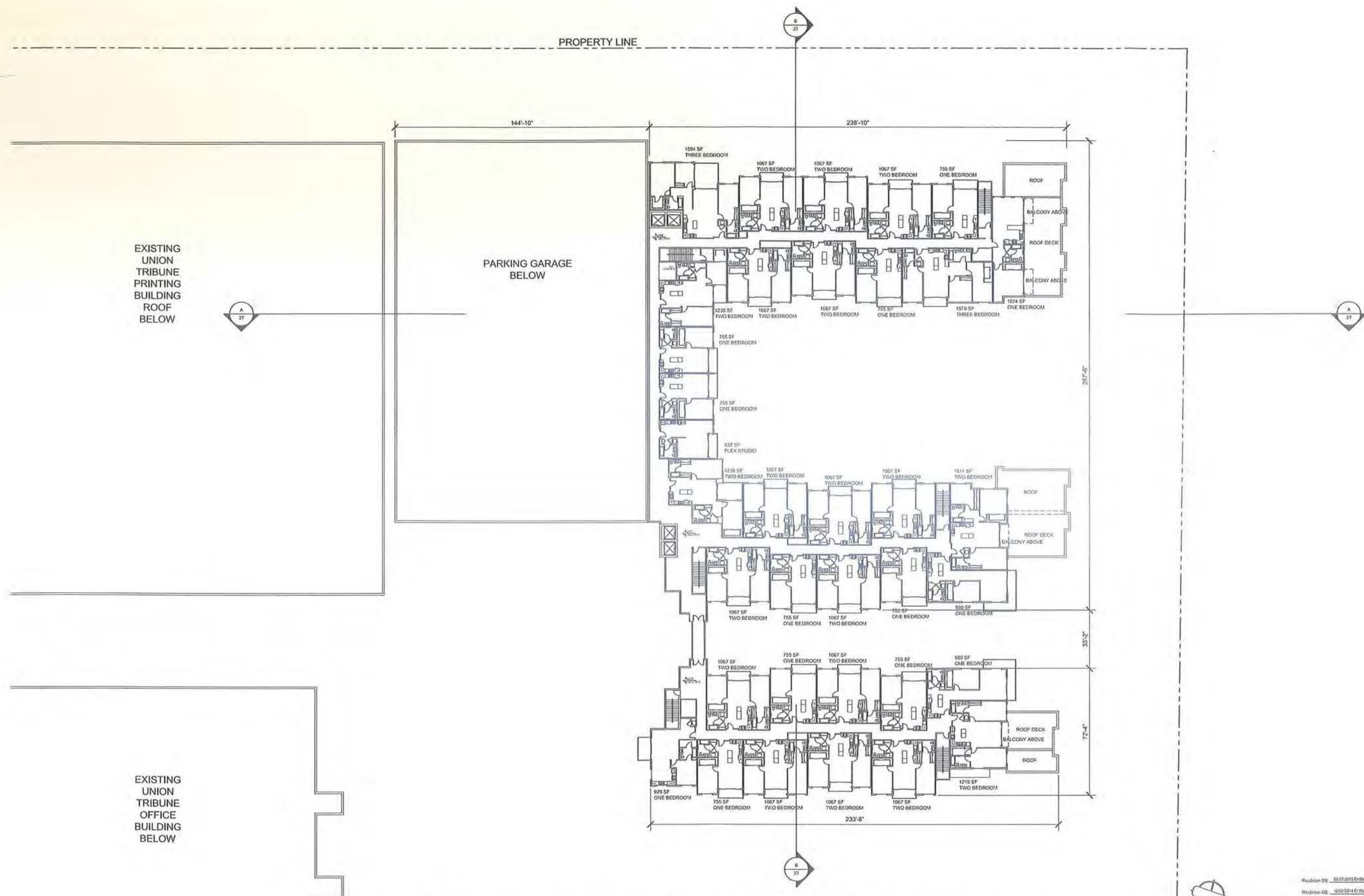
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Project Name:  
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Sheet Title:  
Proposed North Residential  
Building - Fourth Floor Plan

Revision 09: 01/27/2015 Entitlement Re-submittal  
Revision 08: 12/08/2014 Entitlement Re-submittal  
Revision 07: 10/06/2014 Entitlement Re-submittal  
Revision 06: 04/04/2014 Entitlement Re-submittal  
Revision 05: 12/24/2013 Entitlement Re-submittal  
Revision 04: 08/26/2013 Entitlement Re-submittal  
Revision 03: 04/26/2013 Entitlement Re-submittal  
Revision 02: 12/21/2012 Entitlement Re-submittal  
Revision 01: 08/20/2012 Entitlement Re-submittal  
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## Proposed North Residential Building - 5th & 6th Floor Plans

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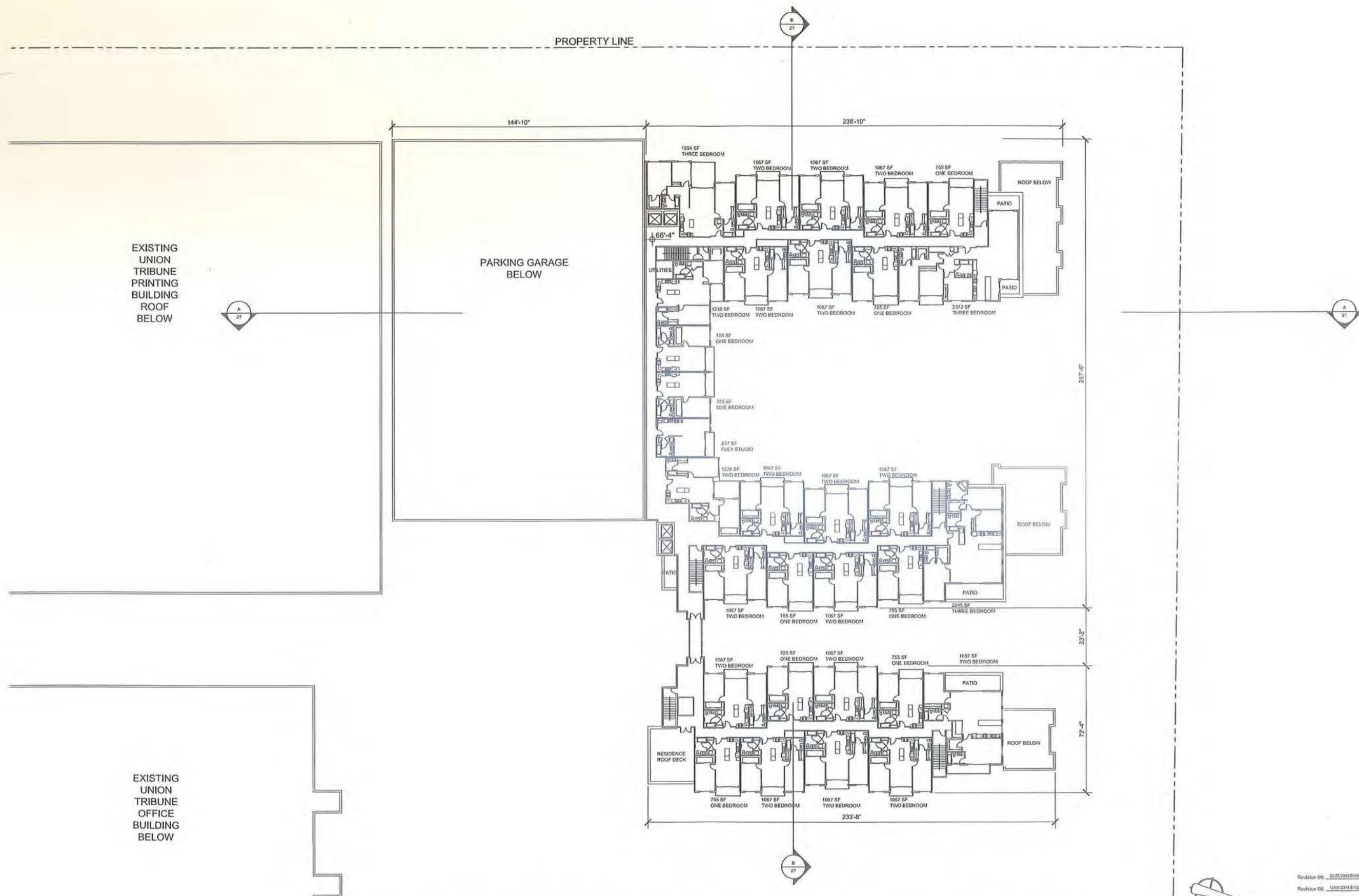


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Revision 05: 12/14/2013 Enrollment Pass/Initial  
Revision 04: 05/26/2013 Enrollment Pass/Initial  
Revision 03: 04/26/2013 Enrollment Pass/Initial  
Revision 02: 12/11/2012 Enrollment Pass/Initial  
Revision 01: 05/25/2012 Enrollment Pass/Initial  
Original Date: 04/02/2012 Enrollment Submittal

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## Proposed North Residential Building - Seventh Floor Plan

### San Diego Union-Tribune Proposed Master Plan Scheme

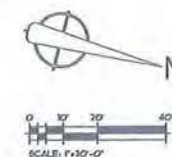
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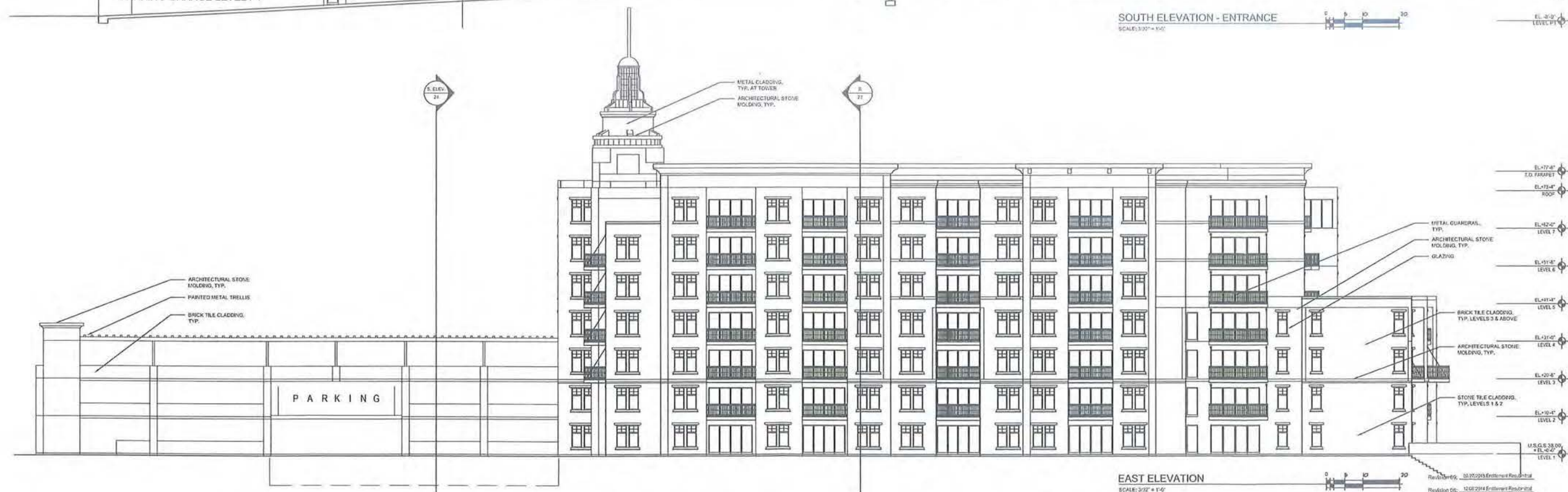
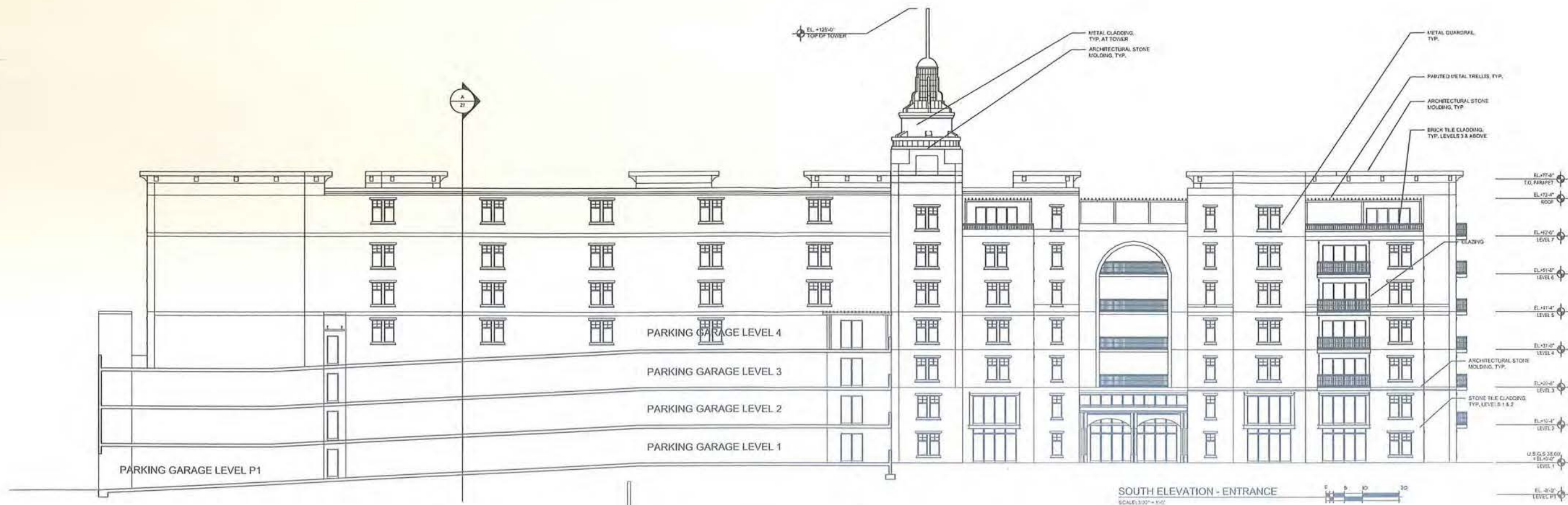
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Sheet Title:  
Proposed North Residential  
Building - Seventh Floor Plan

Revision 09:	03/27/2015	Entirement Residential
Revision 08:	12/09/2014	Entirement Residential
Revision 07:	10/06/2014	Entirement Residential
Revision 06:	04/04/2014	Entirement Residential
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Revision 02:	12/04/2012	Entirement Residential
Revision 01:	05/22/2012	Entirement Residential
Original Date:	04/19/2012	Entirement Residential
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## Proposed North Residential Building - Exterior Elevations

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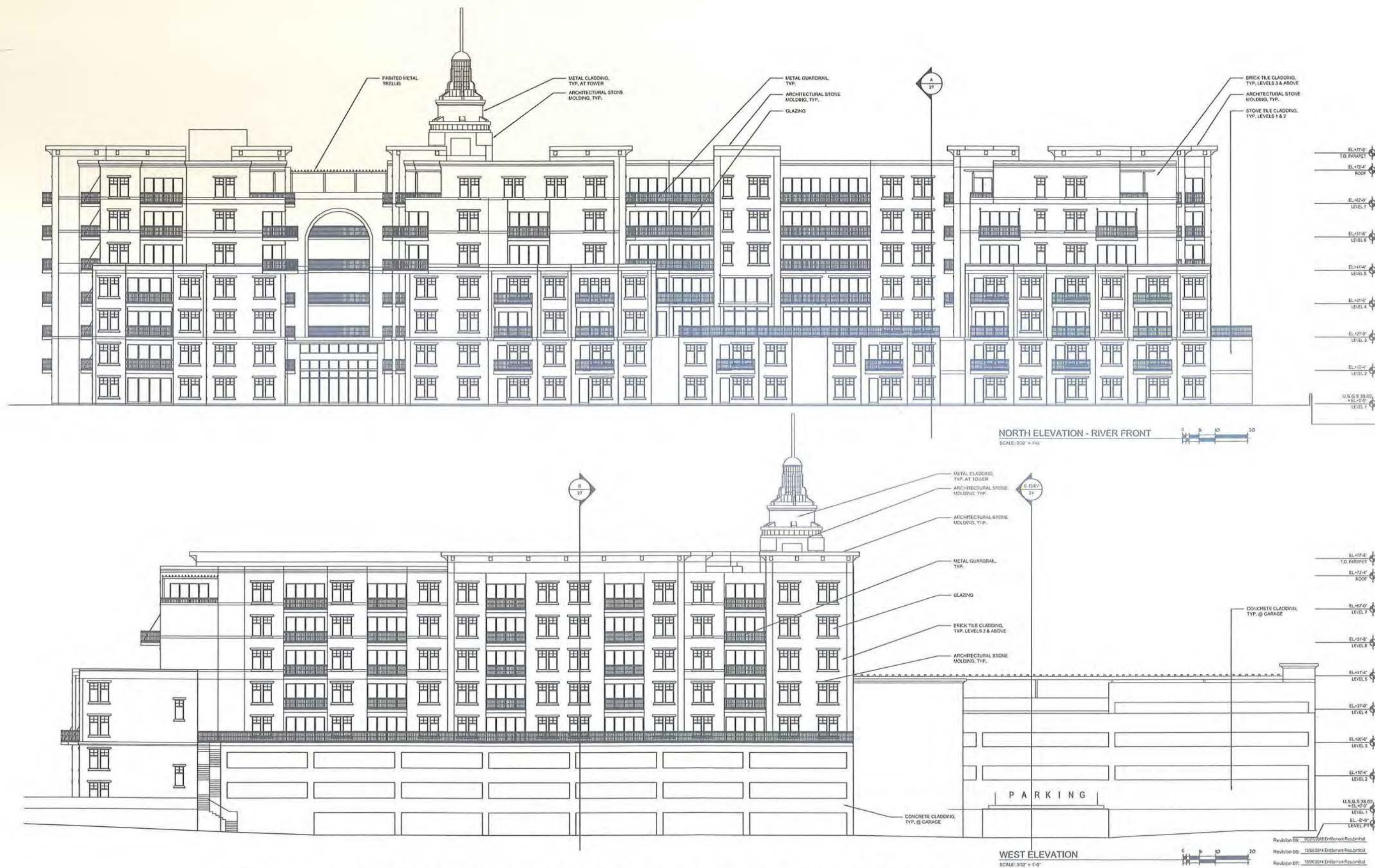
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Sheet Title:  
Proposed North Residential  
Building - Exterior Elevation

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Revision 02: 12/21/2013 Entitlement Residential  
Revision 03: 04/26/2013 Entitlement Residential  
Revision 04: 05/16/2013 Entitlement Residential  
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Revision 07: 12/08/2014 Entitlement Residential  
Revision 08: 03/27/2015 Entitlement Residential  
Original Date: 04/10/2013 Entitlement Residential  
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## Proposed North Residential Building - Exterior Elevations

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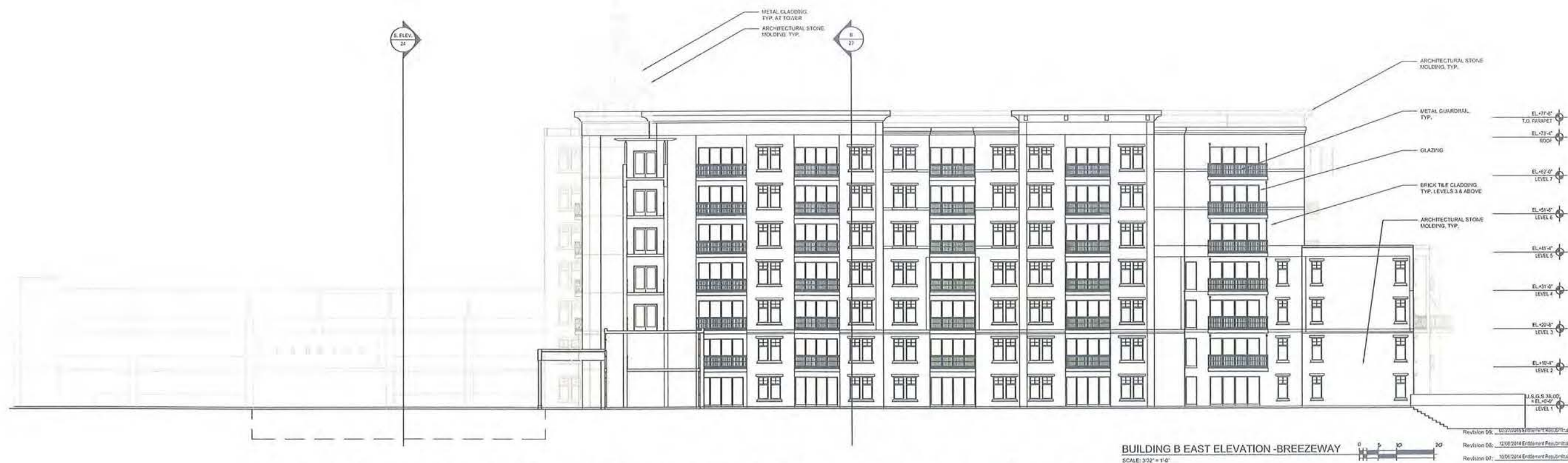
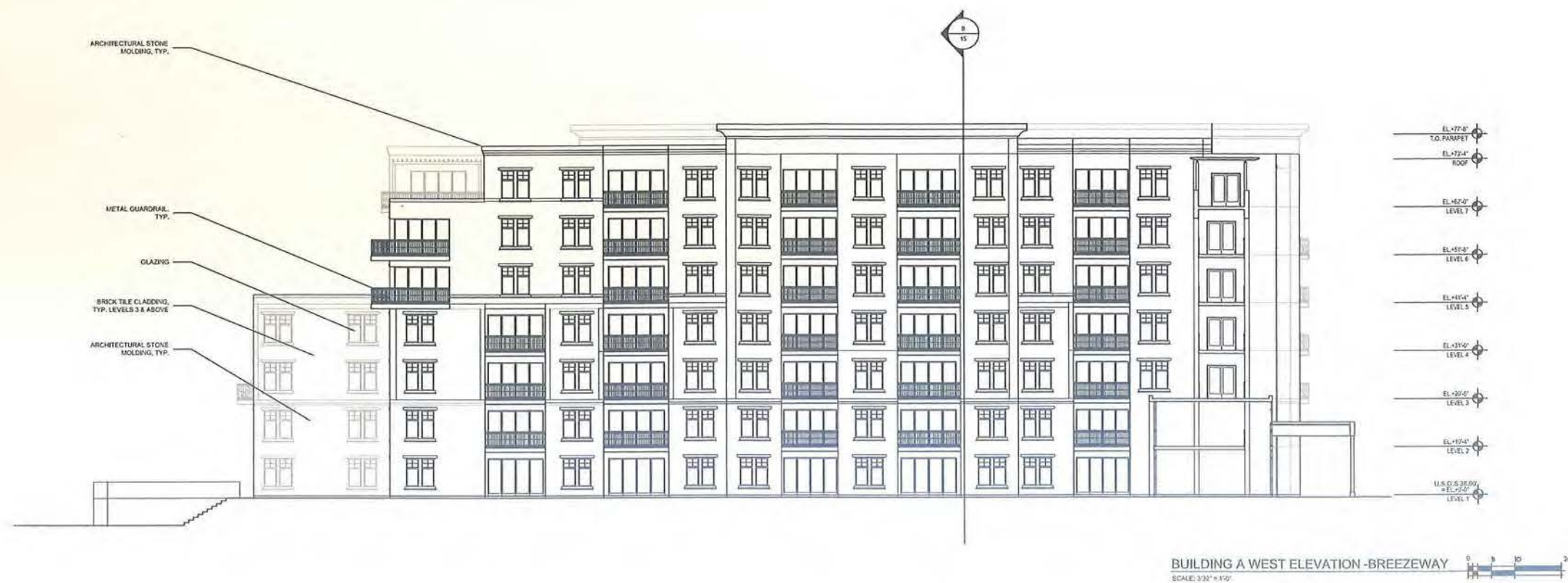
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Sheet Title:  
Proposed North Residential  
Building - Exterior Elevation

Revision 06: 10/27/2015 Entitlement Residential  
Revision 05: 12/01/2014 Entitlement Residential  
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Revision 01: 03/20/2012 Entitlement Residential  
Original Date: 04/02/2012 Entitlement Residential  
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## Proposed North Residential Building - Exterior Elevations

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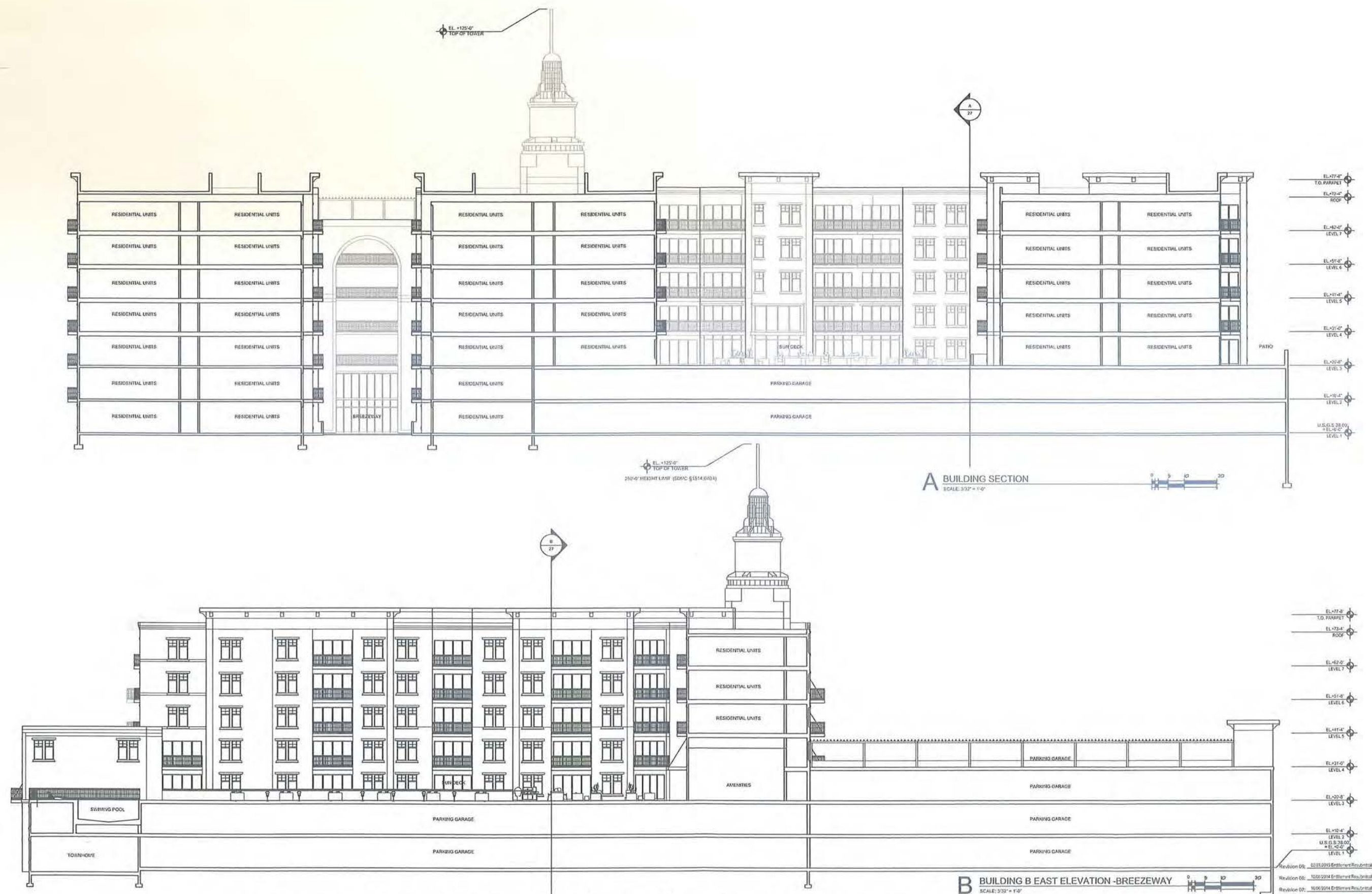
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Sheet Title:  
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Revision 03: 04/05/2013 Entitlement Residential  
Revision 02: 12/04/2012 Entitlement Residential  
Revision 01: 08/25/2012 Entitlement Residential  
Original Date: 04/03/2012 Entitlement Submittal  
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## Proposed North Residential Building - Building Sections

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TOWN HOME PERSPECTIVE



RIVER PATH PERSPECTIVE

## River Corridor Townhome Character Studies

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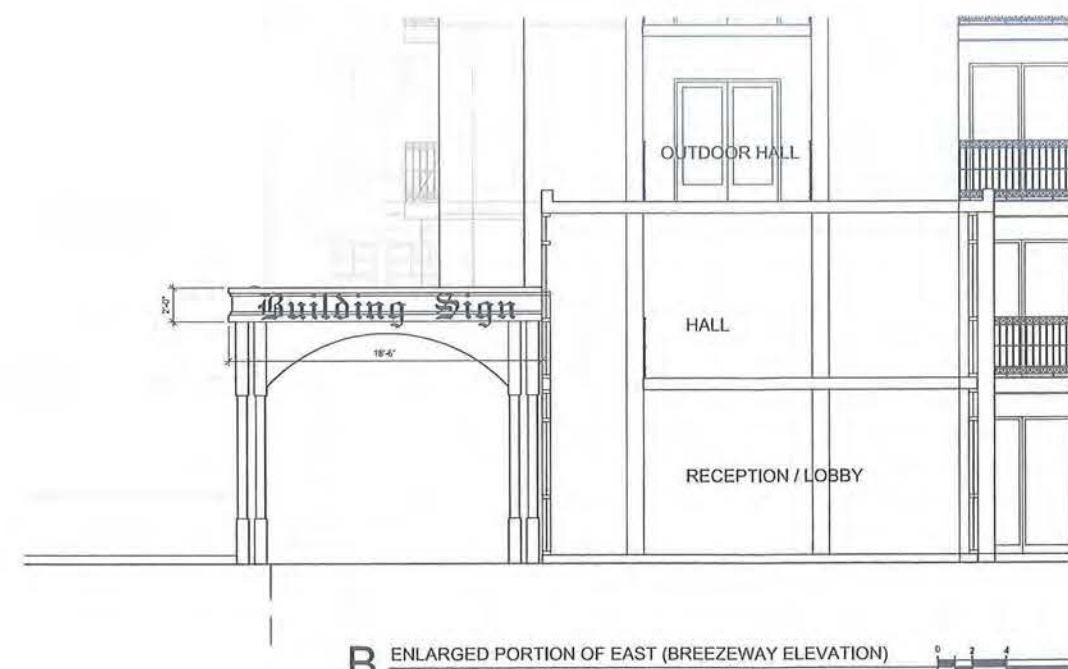
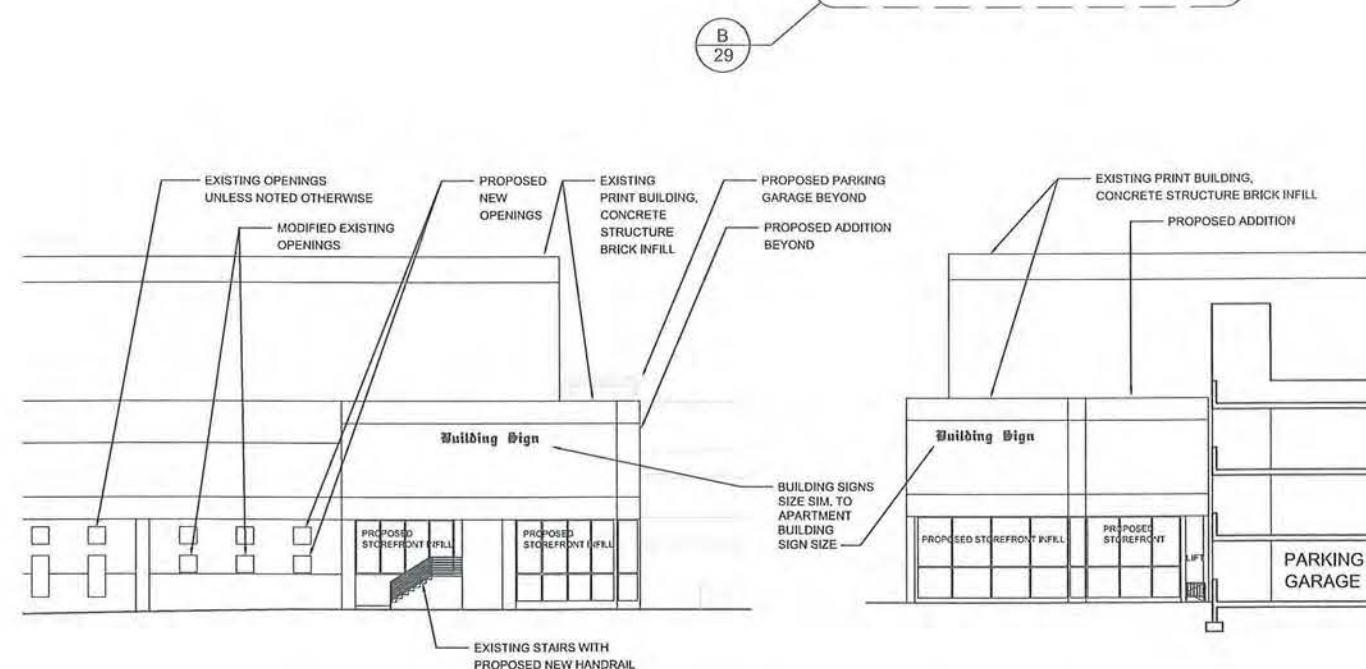
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River Corridor  
Townhome Character Studies

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Revision 08: 12/06/2014 Entitlement Resubmit  
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Revision 03: 04/06/2013 Entitlement Resubmit  
Revision 02: 12/01/2012 Entitlement Resubmit  
Revision 01: 05/30/2012 Entitlement Resubmit  
Original Date: 04/08/2012 Entitlement Submittal  
Sheet 28 of 38  
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C NORTH ELEVATION - RETAIL AMENITY SPACE  
@ PRINT BUILDING  
SCALE: 3/32" = 1'-0"

## Conceptual Signage Package & Retail Amenity Space

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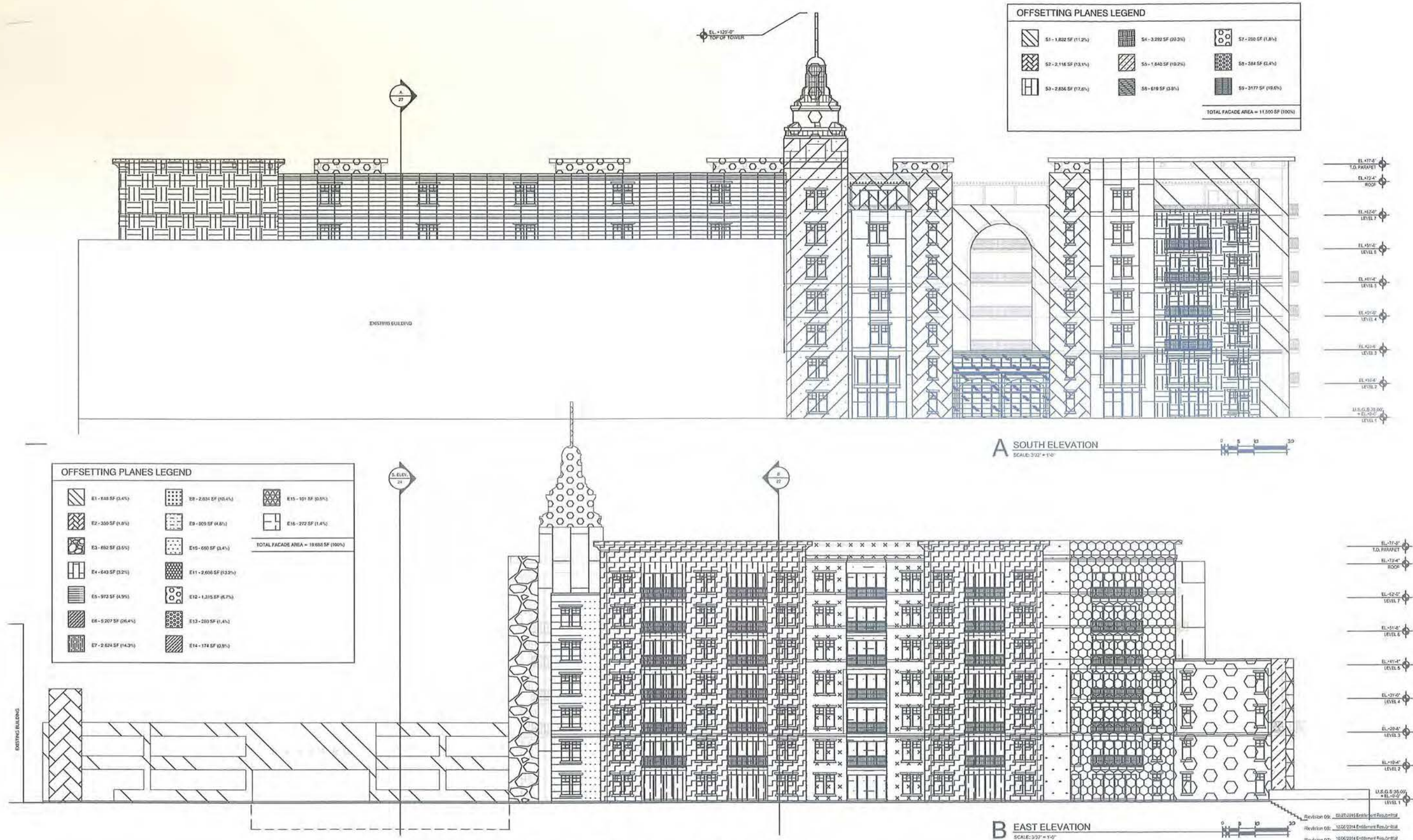
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Revision 02: 04/26/2013 Entitlement Resubmit  
Revision 02: 12/21/2012 Entitlement Resubmit  
Revision 01: 05/30/2012 Entitlement Resubmit  
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## Offsetting Planes Diagrams

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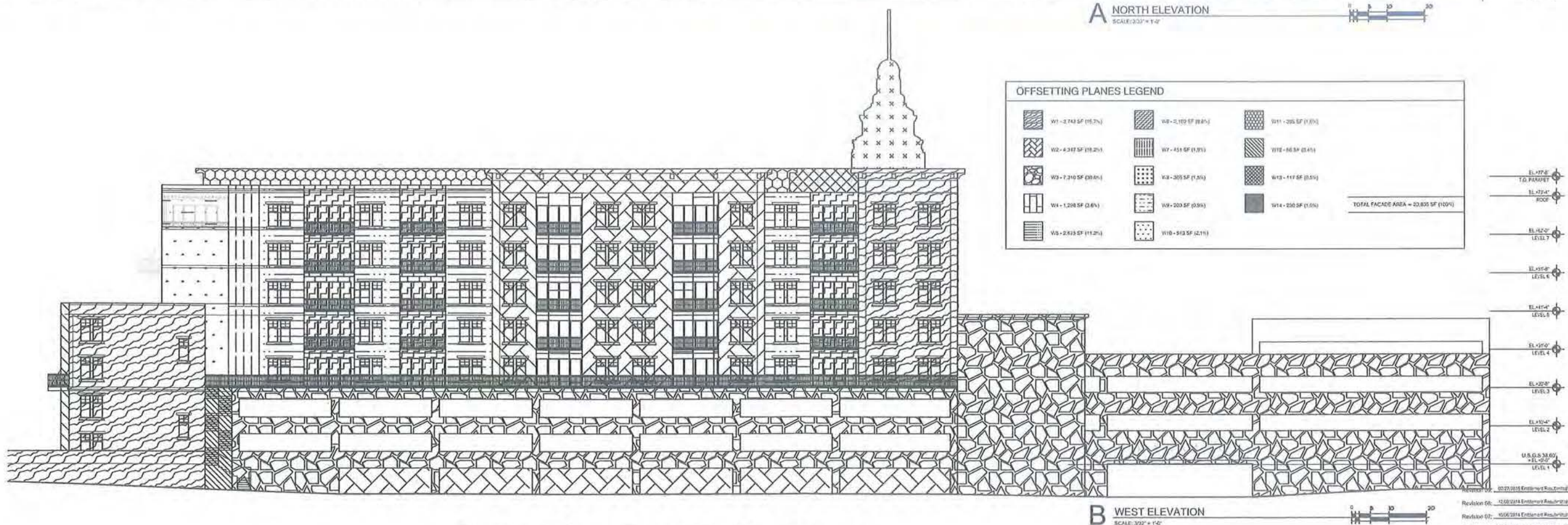
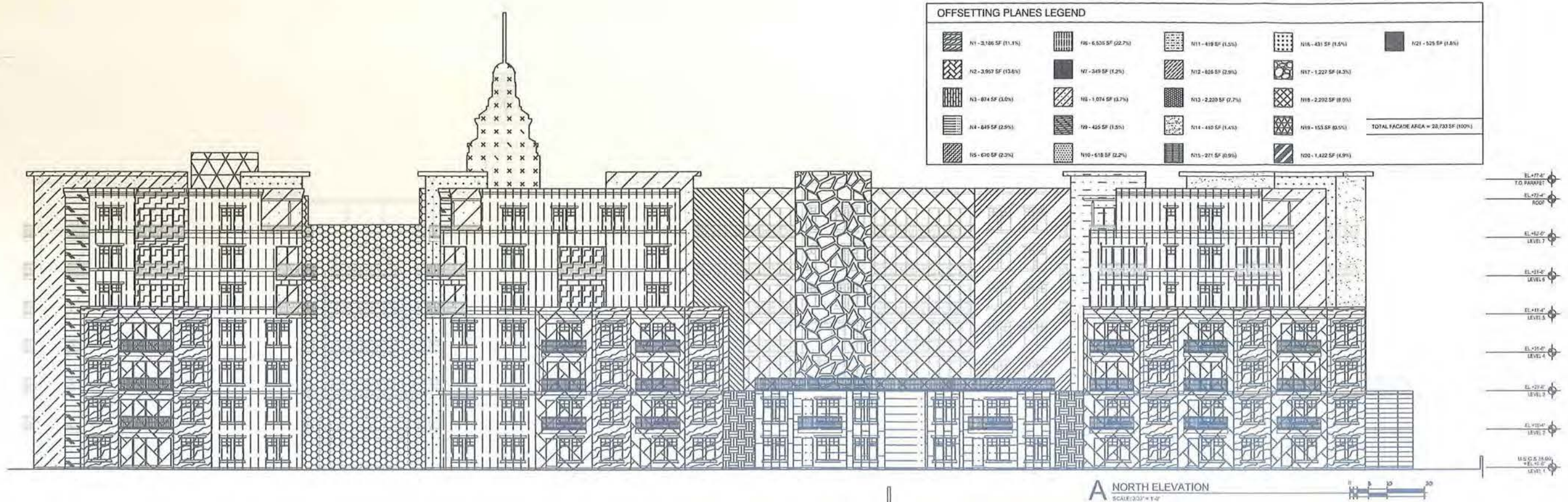
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Sheet Title:  
Offsetting Planes Diagrams

Revision 06: 09/27/2015 Entitlement Re-submittal  
 Revision 05: 12/02/2014 Entitlement Re-submittal  
 Revision 07: 10/06/2014 Entitlement Re-submittal  
 Revision 06: 05/04/2014 Entitlement Re-submittal  
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 Revision 03: 04/25/2013 Entitlement Re-submittal  
 Revision 02: 12/17/2012 Entitlement Re-submittal  
 Revision 01: 05/30/2012 Entitlement Re-submittal  
 Original Date: 04/02/2012 Entitlement Submittal  
 Sheet 30 of 38  
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## Offsetting Planes Diagrams

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Revision 08: 12/21/2012 Entitlement Residential  
Revision 09: 09/30/2012 Entitlement Residential  
Original Date: 04/02/2012 Entitlement Residential  
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VIEW LOOKING SOUTH-WEST FROM SAN DIEGO RIVER



VIEW LOOKING SOUTH FROM SAN DIEGO RIVER



VIEW LOOKING NORTH-WEST FROM MAIN ENTRANCE



VIEW LOOKING SOUTH-EAST FROM SAN DIEGO RIVER

## Offsetting Planes Vignettes

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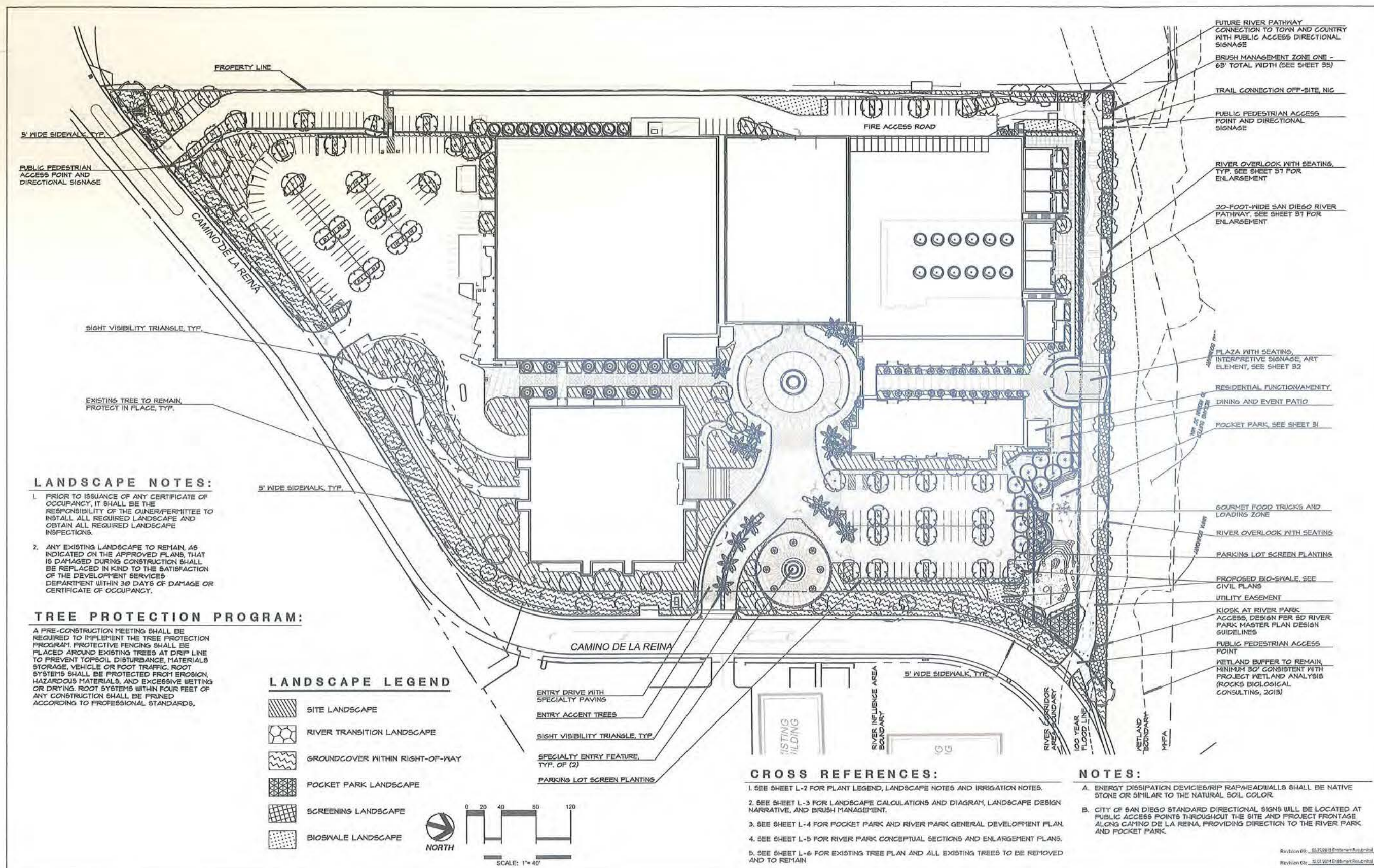
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Revision 04: 05/16/2013 Entitlement Resubmittal  
Revision 03: 04/26/2013 Entitlement Resubmittal  
Revision 02: 12/21/2012 Entitlement Resubmittal  
Revision 01: 08/30/2012 Entitlement Resubmittal  
Original Date: 04/02/2012 Entitlement Submittal  
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## PLANT MATERIAL LEGEND

### TREES

	ENTRY PALM, each as: (15-40' HT, 10-25' SPD) ARCHONTOPHENIX CUNNINGHAMIANA JUBAEA CHILENSIS	100% • 20' BTH King Palm Chilean Wine Palm
	VERTICAL ACCENT TREE/PALM, each as: (10-25' HT, 8-20' SPD) BRAHEA ARMATA CUPRESSUS SEMPERVIRENS WASHINGTONIA FILIFERA	100% • 48" BOX 10' BTH Mexican Blue Palm Italian Cypress California Fan Palm
	AXIS/THEME TREE, each as: (10-25' HT, 10-25' SPD) ARBUSUS 'MARINA' CASSIA LEPTOPHYLLA CERCIS OCCIDENTALIS ERIOBOTRYA DEFLEXA* LASERSTROEMIA INDICA* OLEA EUROPAEA PYRUS KAWAKAMII*	100% • 36" BOX Strawberry Tree Golden Rain Tree Western Redbud Bronze Looptail Crape Myrtle Fruitless Olive Evergreen Pear
	RIVER PARK, each as: (30-40' HT, 25-40' SPD) PLATANUS RACEMOSA** POPULUS FREMONTII**	100% • 24" BOX California Sycamore Cottonwood
	ACCENT/SITE TREE, each as: (15-30' HT, 15-30' SPD) ARBUSUS 'MARINA' * PYRUS KAWAKAMII* QUERCUS AGRIFOLIA * TRISTANIA CONFERTA* PLATANUS RACEMOSA**	100% • 36" BOX Strawberry Tree Evergreen Pear Holly Oak Brisbane Box California Sycamore
	PARKING LOT TREE, each as: (15-25' HT, 25' SPD) ARBUSUS 'MARINA' * GEIJERA PARVIFLORA* PYRUS KAWAKAMII* TRISTANIA CONFERTA*	100% • 36" BOX Strawberry Tree Australian Willow Evergreen Pear Brisbane Box
	POCKET PARK TREE, each as: (25' HT, 20' SPD) TABEBUIA IMPETIGINOSA	100% • 36" BOX Pink Ipe Tree
	EXISTING TREE TO REMAIN	
	SPECIMEN TREE OR EXISTING RELOCATED TREE	

### SHRUBS AND GRASSES



SITE SHRUBS AND GRASSES, each as: (FLOWERING, ACCENT, MASSING, SCREENING) SMALL (1-3' HT, 1-3' SPD)	60% • 1 gallon min. plant at 18"-24" o.c. 40% • 5 gallon min. plant at 36"-48" o.c.
AGAVE 'BLUE FLAME' * DUDLEYA SPP. * GALVEZIA SPECIOSA * HELIOTRICHON SEMPERVIRENS LAVANDULA SPP. LEYMUS CONDENSATUS 'CANYON PRINCE' MIMULUS SPP. * MUHLENBERGIA CAPILLARIS 'REGAL MIST' PHORMIUM SPP. * ROSMARINUS SPP. * TRICHOSTEMA LANATUM *	Blue Flame Agave Dudleya Island Snapdragon Blue Oat Grass Lavender Wild Rye Monkeyflower Pink Muhly Grass Flax Rosemary Woody Blue Curls

MEDIUM (3-6' HT, 3-6' SPD)	
AGAVE ATTENUATA * AGAVE VILMORINIANA * ARCHTOSTAPHYLOS SPP. * BOUSAINVILLEA SPP. CEANOTHUS SPP. * CISTUS SPP. * LAVATERA MARITIMA LEPTOSPERMUM SCOPARIUM * LEUCOPHYLLUM SPP. * MUHLENBERGIA RIGENS * SALVIA SPP. *	Foxtail Agave Octopus Agave Manzanita Bougainvillea California Lilac Rockrose Tree Mallow Tea Tree Texas Ranger Deer Grass Sage



MEDIUM SCREENING (4-6' HT, 4-6' SPD)	
CEANOTHUS SPP. * CISTUS SPP. * LIGUSTRUM JAPONICA 'TEXANUM' * MYRTUS COMMIS * WESTRINGIA FRUTICOSA	California Lilac Rockrose Privet Myrtle Coast Rosemary



RIVER TRANSITION/Brush Management Zone One SHRUBS AND GRASSES, each as: (FLOWERING, ACCENT, HABITAT)	60% • 1 gallon min. 40% • 5 gallon min. plant at 18"-24" o.c.
ARTEMISIA CALIFORNICA 'MONTARA RIDGE' ** CEANOTHUS HYBRIDS * DENDROMECON RIGIDA ** DUDLEYA SPECIES * ERIGERON GLAUCUS * ENGELIA CALIFORNICA * GALVEZIA SPECIOSA * ISOCOMA MENZIESII * JUNCUS ACUTUS LEOPOLDII MIMULUS FULGENS * MIRABILIS CALIFORNICA * MUHLENBERGIA RIGENS * RHAMNUS CALIFORNICA 'EVE CASE' * ROSA CALIFORNICA * SALVIA CLEVELANDII 'ALLEN CHICKERING' ** SALVIA LEUCOPHYLLA 'PT. SAL SPREADER' ** SALVIA 'WINIFRED GILMAN' ** SISYRINCHIUM BELLUM *	Dwarf California Sage Hybrid Ceanothus Bush Poppy Livestock Compact Beach Aster California Encelia Bush Island Snapdragon Goldenbush Rush Monkeyflower Wishbone Bush Deer Grass Dwarf California Coffeeberry California Wild Rose Allen Chickering Sage Hybrid Purple Sage Winifred Gilman Sage Blue-eyed Grass



RIVER TRANSITION/Brush Management Zone One GROUND COVER, each as:	100% FLAT PLANTS plant at 12"-18" o.c.
BACCHARIS PILULARIS 'TWIN PEAKS/PIGEON POINT' * CAREX SPISSA * CEANOTHUS GRISSEUS HORIZONTALIS * LONICERA SUBSPICATA *	Coyote Brush San Diego Sedge Carmel Creeper San Diego Honeysuckle



POCKET PARK SHRUBS AND GRASSES, each as: (FLOWERING, ACCENT, MASSING, SCREENING)	60% • 1 gallon min. 40% • 5 gallon min. plant at 18"-24" o.c.
ARCHTOSTAPHYLOS 'HOWARD MCINN' * ARCHTOSTAPHYLOS 'MAMA BEAR' * CEANOTHUS 'BLUE JEANS' ** CEANOTHUS 'CONCHA' ** CEANOTHUS 'JULIA PHELPS' ** CERCIS OCCIDENTALIS HETEROMELES ARBUTIFOLIA ** RHAMNUS 'EVE CASE' * RHUS INTEGRIFOLIA ** RIBES INDECORUM **	Howard McInn Manzanita Mama Bear Manzanita Blue Jeans California Lilac Concha California Lilac Julia Phelps California Lilac Western Redbud Toyon Eve Case Coffeeberry Lemonadeberry White Flowering Currant



GROUND COVER WITHIN RIGHT-OF-WAY, each as: ACCENT, MASSING, SOIL STABILIZATION)	
ARCHTOSTAPHYLOS SPP. * BACCHARIS SPP. * ELYMUS CONDENSATUS 'CANYON PRINCE' MUHLENBERGIA RIGENS SEDUM SPP. *	Manzanita Coyote Bush Canyon Prince Giant Wild Rye Deer Grass Sedum



BIOSWALE SHRUBS AND GRASSES, each as: (FILTRATION, EROSION CONTROL)	100% • 1 gallon max plant at 8"-24" o.c.
CAREX SPISSA * JUNCUS ACUTUS LEOPOLDII JUNCUS MEXICANUS * JUNCUS PATENS * MUHLENBERGIA RIGENS *	San Diego Sedge Leopold's Rush Mexican Rush California Gray Rush Deer Grass

### GROUND COVER



SITE GROUND COVER, each as: (FLOWERING, ACCENT, SOIL STABILIZATION)	100% Flat Plants plant at 15"-36" o.c.
ARCHTOSTAPHYLOS SPP. * BACCHARIS SPP. * MYOPORUM PARVIFOLIUM 'PUTAH CREEK' SEDUM SPP. * SENEGIO MANDRALISCAE * ROSMARINUS SPP. *	Manzanita Coyote Bush Myoporum Sedum Chalksticks Rosemary



POCKET PARK GROUND COVER, each as: (FLOWERING, ACCENT, SOIL STABILIZATION)	100% Flat Plants plant at 15"-36" o.c.
ARCHTOSTAPHYLOS 'GREEN SUPREME' * ERIGERON 'WAYNE RODERICK' * SALVIA CLEVELANDII 'WINIFRED GILMAN' ** CAREX TUMICOLA ELYMUS CONDENSATUS 'CANYON PRINCE' HELIOTRICHON SEMPERVIRENS MUHLENBERGIA RIGENS *	Green Supreme Manzanita Wayne Roderick Seaside Daisy Winifred Gilman Cleveland Sage Berkeley Sedge Canyon Prince Giant Wild Rye Blue Oat Grass Deer Grass



DETENTION BASIN (outside Brush Management) TURF/TURF SUBSTITUTE, each as:	
BUXLOE DACTYLOIDES	Buffalo Grass

### VINES

No Symbol

ACCENT VINES, each as:	100% • 5 gallon min.
DISTICTUS SPP. BOUSAINVILLEA SPP. * CLEMATIS ARMANDII *	Trumpet Vine Bougainvillea Evergreen Clematis

### GENERAL NOTES

- PLANTS FOUND ON THE MISSION VALLEY COMMUNITY PLAN LIST ARE INDICATED BY \*. PLANTS FOUND ON THE SAN DIEGO RIVER PARK MASTER PLAN LIST ARE INDICATED BY \*\*.
- SEE SHEET L-3 FOR LANDSCAPE DESIGN CONCEPT AND IRRIGATION INFORMATION.
- SEE SHEET L-3 FOR BRUSH MANAGEMENT NOTES AND INFORMATION.

## LANDSCAPE NOTES

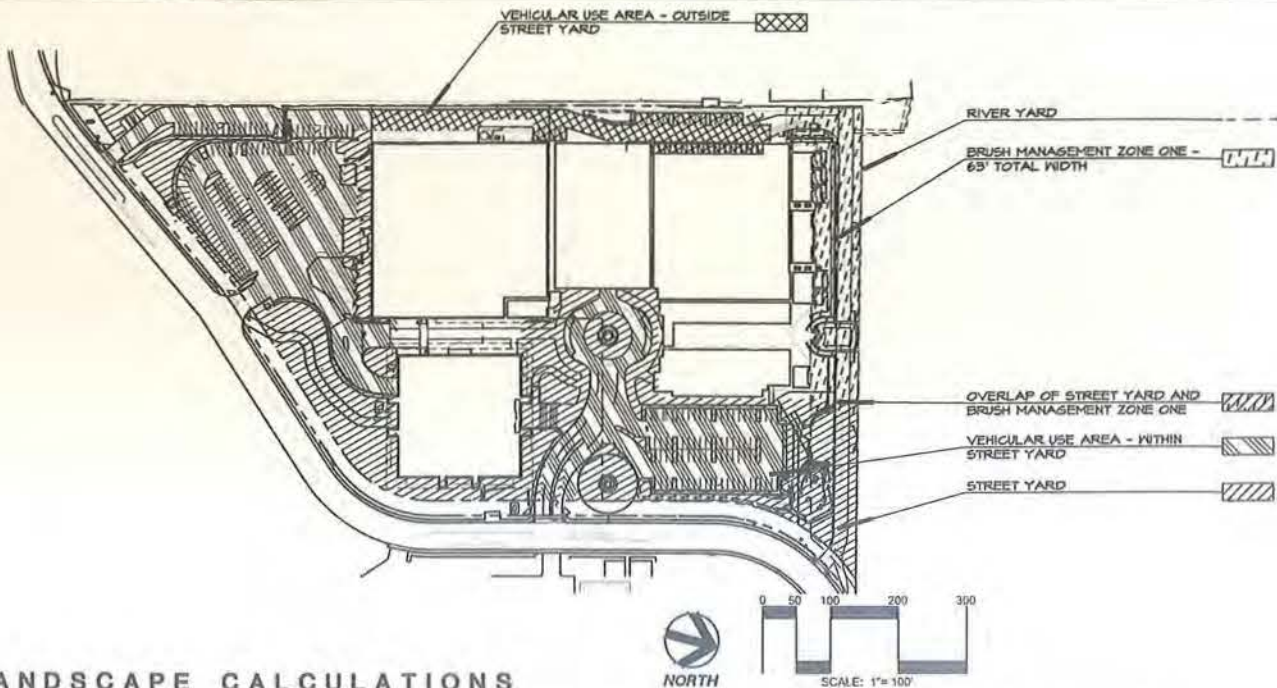
- EACH UNENCLOSED PARKING SPACE SHALL BE NO GREATER THAN 30' FROM A TREE.
- NO NON-NATIVE, INVASIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MULTIPLE HABITAT PLANNING AREA (MHPA).
- STREET TREES SHALL BE PLACED AT A RATIO OF ONE TREE FOR EVERY 30' LF OF STREET FRONTAGE.
- LAWN OR TURF (EXCLUDING AREAS OF ACTIVE RECREATION) WILL NOT EXCEED 10% OF THE LANDSCAPE AREA.
- A MINIMUM OF 80% OF THE RIVER YARD AREA WILL BE LANDSCAPED (PLANT MATERIAL AND SPECIALTY PAVING).
- EXISTING TREES TO REMAIN, AS INDICATED ON THE LANDSCAPE CONCEPT PLAN, SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION. PROTECTION MEASURES SHALL CONSIST OF:  
A) STAKING THE COMPLETE DRIP LINE.  
B) ROOTS SHALL BE CLEANLY CUT BACK APPROX. 6' FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.  
C) INSTALLING A TEMPORARY 6-FT HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIFLINE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.  
D) ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH) TO THE CHAIN LINK FENCE.  
E) WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY THE CERTIFIED CONSULTING ARBORIST.  
F) POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.  
G) PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.

## IRRIGATION NOTES

- ALL IRRIGATION DESIGN AND MAINTENANCE SHALL CONFORM TO THE CITY OF SAN DIEGO'S LATEST WATER USE RESTRICTIONS IN ACTION AT THE TIME OF THIS PROJECT. IRRIGATION SYSTEMS WILL BE DESIGNED TO MEET THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE, EFFECTIVE JANUARY 1, 2010.
- ALL IRRIGATED PLANTING AREAS SHALL BE ZONED SEPARATELY ACCORDING TO PLANT TYPE/S, LOCATION (I.E. TOP, MIDDLE, OR BOTTOM OF SLOPE), SOLAR EXPOSURE, SOIL TYPE, ELEVATION, TOPOGRAPHY, AND ANY OTHER SPECIFIC CONDITIONS THAT MAY EXIST ON SITE.
- THE IRRIGATION SYSTEM MAY INCLUDE MORE THAN ONE POINT OF CONNECTION TO THE LOCAL POTABLE WATER SUPPLY. ALL IRRIGATION SYSTEMS WILL UTILIZE DEDICATED IRRIGATION WATER METERS.
- ALL IRRIGATION SYSTEMS SHALL BE PIPED UNDERGROUND UNLESS SOLID ROCK IS ENCOUNTERED AND TRENCHING IS UNFEASIBLE OR IMPRACTICABLE. WHEREUPON PIPING SHALL BE INSTALLED ABOVE GRADE. ABOVE-GRADE LATERAL LINE PIPING SHALL BE UPR-PVC SCH 40. IRRIGATION MAINLINE PIPING SHALL BE PVC SCHEDULE 40 OR CLASS 315, WITH SCHEDULE DEEP FOR LATERAL "10" - DEEP FOR MAINLINE PIPING AND 12" 40 LATERAL LINES. IN GENERAL, LINES WILL BE INSTALLED 18" PIPING.
- THE IRRIGATION SYSTEM WILL BE COMPRISED OF LOOPED AND/OR SINGLE LINE PRESSURIZED MAINLINES LOCATED THROUGHOUT THE SITE. FLOW MANAGEMENT OF PRESSURIZED MAINLINES SHALL BE CONTROLLED BY MEANS OF MASTER VALVES AND FLOW SENSORS WHICH WILL BE ATTRIBUTED TO EACH SPECIFIC ZONE IN THE SITE AREA.
- IRRIGATION SYSTEMS WILL UTILIZE COMPUTER-CONTROLLED, WEATHER-BASED SATELLITE CONTROLLERS, LINKED BY DIGITAL, LOCAL RADIO, PHONE, MOD, OR REMOTE METHOD, SO THAT EACH CAN BE PROGRAMMED AND MANAGED BY A COMPUTER SYSTEM OPERATED BY THE OWNER'S DESIGNATED LANDSCAPE WATER MANAGER. A SITE RAIN GAUGE OR TIPPING RAIN BUCKET WILL BE CONNECTED TO THE CONTROL SYSTEM. ALL EQUIPMENT SHALL BE VANDAL-RESISTANT.
- TURF AREAS: POP-UP SPRINKLERS WITH BUILT-IN CHECK VALVE AND PRESSURE REGULATION. LARGE - ALL TURF SPRINKLERS SHALL BE 6" TURF AREAS OVER 30' FT IN TWO DIRECTIONS OR MORE SHALL BE IRRIGATED WITH MEDIUM TO LARGE RADIUS, GEAR-DRIVEN ROTOR SPRINKLERS. TURF AREAS SMALLER THAN 30' FEET IN TWO DIRECTIONS OR MORE SHALL BE IRRIGATED WITH SMALL TO MEDIUM RADIUS (10-30 FEET) MULTIPLE STREAM ROTARY SPRINKLERS. SMALLER, VARIABLE SIZED TURF AREAS NOT SUITABLE FOR MULTIPLE STREAM ROTARY SPRINKLERS SHALL BE IRRIGATED BY SPRAY TYPE SPRINKLERS. EXCEPTIONS TO GENERAL IRRIGATION METHODS ARE: TURF AREAS ADJACENT TO IMPERMEABLE SURFACES WHICH DO NOT DRAIN INTO THE TURF AREAS SHALL BE IRRIGATED WITH SUBSURFACE, LOW-VOLUME SYSTEMS. TURF AREAS WHICH ARE ADJACENT TO PERMEABLE SURFACES, OR ARE ADJACENT TO IMPERMEABLE SURFACES THAT DRAIN INTO TURF AREAS SHALL BE IRRIGATED WITH OVER-HEAD ROTARY OR SPRAY TYPE SYSTEMS.
- SHRUB AND GROUND COVER AREAS: IN GENERAL, ALL SPRINKLERS WITHIN 20 FEET OF ANY PEDESTRIAN OR VEHICULAR TRAVELED WAY OR VERTICAL OBJECT POP-UP TYPE WITH BUILT-IN CHECK VALVE AND PRESSURE REGULATION. ALL SPRINKLERS LOCATED "OR 12" SHALL BE 6" GREATER THAN 20 FEET FROM ANY PEDESTRIAN OR VEHICULAR TRAVELED WAY, OR VERTICAL OBJECT. MAY BE INSTALLED ON RISERS ABOVE GRADE, WITH PRESSURE REGULATION AND EQUIPPED WITH AN EXTERNAL CHECK VALVE. LARGE PLANTING AREAS OVER 30' FT IN TWO DIRECTIONS OR MORE SHALL BE IRRIGATED WITH MEDIUM TO LARGE RADIUS, GEAR-DRIVEN ROTOR SPRINKLERS. AREAS SMALLER THAN 30' FEET IN TWO DIRECTIONS OR MORE SHALL BE IRRIGATED WITH SMALL TO MEDIUM RADIUS (10-30 FEET) MULTIPLE STREAM ROTARY SPRINKLERS. SMALLER, VARIABLE SIZED AREAS NOT SUITABLE FOR MULTIPLE STREAM ROTARY SPRINKLERS SHALL BE IRRIGATED BY SPRAY TYPE SPRINKLERS. EXCEPTIONS TO THESE GENERAL IRRIGATION METHODS ARE: AREAS ADJACENT TO IMPERMEABLE SURFACES WHICH DO NOT DRAIN INTO THE PLANTING AREAS SHALL BE IRRIGATED WITH SUBSURFACE, LOW-VOLUME SYSTEMS.
- TREES: ALL TREES SHALL BE IRRIGATED WITH SUPPLEMENTAL WATER, WHICH SHALL BE WITH BUBBLERS OR BELOW GRADE LOW-VOLUME SYSTEMS, ON DEDICATED ZONES SEPARATE FROM ALL OTHER ZONES.
- IRRIGATION OR OTHER RUN-OFF WILL NOT DRAIN DIRECTLY INTO THE MHPA.

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## LANDSCAPE DESIGN NARRATIVE

THE SAN DIEGO UNION TRIBUNE MASTER PLAN PROJECT SHALL BE CONSISTENT WITH THE REQUIREMENTS, DESIGN STANDARDS, AND PLANT PALETTES IDENTIFIED IN THE EXISTING MISSION VALLEY PLANNED DISTRICT ORDINANCE AND THE SAN DIEGO RIVER PARK MASTER PLAN.

THE OVERALL LANDSCAPE THEME OF THE UNION TRIBUNE (UT) SITE IS REFLECTIVE OF ITS UNIQUE LOCATION ALONG THE SAN DIEGO RIVER, AND THE TRADITIONAL ARCHITECTURAL THEMES ESTABLISHED FOR THE RESIDENTIAL AREAS. THE UT SITE IS A MIXED-USE DEVELOPMENT COMPRISED MAINLY OF OFFICE SPACE IN EXISTING BUILDINGS, RESIDENTIAL TOWN HOMES, AND APARTMENTS. THE LANDSCAPE IS DESIGNED TO PROVIDE VISUAL INTEREST, QUALITY, COMFORT, FAMILIARITY, AND PRIDE IN OWNERSHIP TO THE RESIDENTS. THE LANDSCAPE IS DESIGNED TO BE RESPONSIVE TO THE CIVIC AND URBAN ARCHITECTURAL THEMES FOUND IN THE EXISTING AND PROPOSED BUILDINGS ON-SITE. THE LANDSCAPE REVEALS AN OVERALL FORMAL STRUCTURE THAT RESPONDS TO THE ARCHITECTURAL COMPOSITION, AND ALSO ALLOWS FOR AREAS OF GARDEN INFORMALITY. HARDSCAPE AREAS RANGE FROM ENHANCED PAVING AND PATTERNS AT KEY VEHICULAR AND PEDESTRIAN POINTS, TO MORE UNIFORM PAVING AREAS THAT SERVE TO KNIT TOGETHER THE OVERALL SITE.

THE EXISTING MATURE SYCAMORE TREES ALONG THE STREET FRONTAGE ARE VIEWED AS A SIGNIFICANT ASSET TO BE PRESERVED AS MUCH AS POSSIBLE. DESIGN MODIFICATIONS TO UNDERGROUND PARKING, SITE ACCESS, SIDEWALKS AND PARKWAY STRIPS HAVE BEEN INCORPORATED TO PRESERVE AS MANY TREES AS POSSIBLE TO MAINTAIN THE EXISTING CHARACTER OF THE SITE AND CONNECTION TO THE SAN DIEGO RIVER.

THE MAIN ENTRY INTO THE PROJECT FROM CAMINO DE LA REINA CONTRIBUTES TO THE DESIGN THEME OF THE PROJECT. THE ENTRY FEATURES SIGNAGE CONSISTENT WITH THE ARCHITECTURAL EXPRESSION, AS WELL AS A VARIETY OF ENTRY PLANT AND VERTICAL ACCENT TREES WITH DIFFERENT SHAPES, TEXTURES AND COLORS, LOW GROWING GRASSES, AND FLOWERING SHRUBS AND GROUND COVER TO CREATE VISUAL INTEREST. THEMED STREET TREE PLANTING, PEDESTRIAN WALKS, AND FERTILIZABLE LANDSCAPED BIOSUALES AND BASINS CHARACTERIZE THE PRIVATE ROADWAYS AND PLAY A ROLE IN CAPTURING WATER RUN-OFF AND POLLUTANTS. THE VEHICULAR USE AREAS WITHIN THE SITE ARE SCREENED WITH VEGETATION FROM CAMINO DE LA REINA AND THE PUBLIC PARK SPACES.

THE RESIDENTIAL NEIGHBORHOOD (LOCATED ON THE NORTHERN HALF OF THE SITE) IS ORIENTED TOWARD THE SAN DIEGO RIVER. A PRIVATE RESIDENTIAL PATH PROVIDES SITE CONNECTIVITY TO THE SAN DIEGO RIVER TRAIL/PROMENADE LOCATED ALONG THE NORTHERN EDGE OF THE SITE. PRIVATE RECREATIONAL AMENITIES FOR USE BY RESIDENTS ARE PROVIDED WITHIN THE ARCHITECTURE AND ON TOP OF THE PARKING STRUCTURE.

PUBLIC RECREATION AMENITIES ARE INCORPORATED ALONG THE NORTHERN EDGE OF THE SITE AS WELL. A 20' WIDE HARD SURFACE PROMENADE IS PROVIDED AND CONNECTS TO THE ADJACENT TOWN AND COUNTRY PROPERTY. NODES ALONG THE PATHS PROVIDE OVERLOOKS TO THE RIVER WITH SEATING, TRASH RECEPTACLES AND INTERPRETIVE SIGNAGE. THE UT POCKET PARK IS DESIGNED AS AN URBAN PARK WITH AREAS FOR INDIVIDUALS AND GROUPS TO ENJOY THE SPACE, VIEW THE RIVER AREA AND PROVIDE A RESPIRE FROM THE DENSITY OF MISSION VALLEY. THE PARK CONSISTS OF THREE LEVELS, WITH A 3' FOOT DIFFERENCE BETWEEN EACH LEVEL. THE UPPER LEVEL/TERRACE ADJACENT TO THE NEW RESIDENTIAL BUILDINGS FEATURES AN URBAN PLAZA WITH SEATING, TABLES, OVERLOOKS, LANDSCAPING AND ENHANCED PAVING. THIS AREA WILL BE ADJACENT TO A FUTURE RETAIL AMENITY WITHIN THE BUILDING AND WILL PROVIDE AN AREA FOR RESIDENTS AND VISITORS TO USE FOR EATING, DRINKING, AND SMALL GROUP MEETINGS. STEPS AND A RAMP WILL LEAD DOWN TO THE MIDDLE LEVEL/TERRACE WHICH WILL FEATURE A SPECIFIC SYCAMORE TREE, POTENTIALLY FROM ON-SITE AND A SCULPTURAL ELEMENT THAT PROVIDES INTERPRETATION OF THE UNION TRIBUNE HISTORY. THIS AREA WILL ALSO INCLUDE SEATING AREAS, LANDSCAPING AND ENHANCED PAVING. THE LOWER LEVEL PROVIDES A NATURALIZED GRASS AREA FOR PASSIVE RECREATION AND STORM WATER DETENTION/FILTRATION. THIS AREA FEATURES BOLDERS FOR PASSIVE PLAY, SEATING, LANDSCAPING AND INTERPRETIVE PANELS ABOUT STORM WATER AND THE RELATIONSHIP TO THE SAN DIEGO RIVER. LIGHTING WILL BE PROVIDED THROUGHOUT THE PARK FOR SECURITY AND WILL BE SHIELDED AWAY FROM THE RIVER. AMENITIES WITHIN THE PUBLIC PARK SPACES INCLUDE BICYCLE RACKS, AN INFORMATION KIOSK, AN ACCESSIBLE DRINKING FOUNTAIN WITH PET BOWL, PET WASTE STATIONS AND A MONUMENT SIGN.

THE LANDSCAPE ALONG THE RIVER PARK PROVIDES AND FRAMES VIEWS TO THE RIVER CORRIDOR FROM AXIAL WALKWAYS THROUGH THE SITE, PEDESTRIAN PLAZAS, DINING AND EVENT PATIOS, PRIVATE RESIDENTIAL PATIOS AND ALONG THE PEDESTRIAN AND BICYCLE PROMENADE, ALLOWING FOR VISUAL OPENINGS ALONG AT LEAST 50% OF THE RIVER FRONTAGE. A MINIMUM OF 80% OF THE AREA WITHIN THE RIVER YARD WILL BE LANDSCAPED. PLANT MATERIAL LOCATED ALONG ALL WALKWAYS MEETS CITY HEIGHT AND VISIBILITY STANDARDS FOR ADJACENCY TO WALKWAYS. PLANT MATERIAL ALONG THE RIVER PARK AND THROUGHOUT THE SITE CONSISTS OF NATIVE AND SITE/CLIMATE APPROPRIATE SPECIES WHICH WILL HELP PRESERVE AND REINFORCE THE CONNECTION TO THE SAN DIEGO RIVER. PLANT MATERIAL ALONG THE RIVER EDGE OF THE PROPERTY IS CONSISTENT WITH MHPA GUIDELINES AND CONSISTS OF NATIVE, NON-INVASIVE SPECIES.

SITE FURNISHINGS, MATERIALS AND FINISHES ARE SELECTED TO HARMONIZE WITH THE FORMAL ARCHITECTURE AND INTERIOR FURNISHINGS, AND TO PROVIDE DURABILITY, VANDAL RESISTANCE (ANTI-GRAFFITI COATINGS, VANDAL RESISTANT SURFACES, VANDAL RESISTANT HARDWARE) AND LOW MAINTENANCE. SITE FURNITURE INCLUDES TABLES, CHAIRS, BENCHES, AND TRASH RECEPTACLES FOR PUBLIC AND PRIVATE AREAS AND HAVE ANTI-VANDALISM AND ANTI-SKATEBOARD MEASURES DESIGNED IN, NOT APPLIED AFTER PRODUCTION. ALL PATHWAYS AND SEATING AREAS WILL BE WELL LIGHTED FOR SECURITY PURPOSES. AUTOMATIC TRIP DEVICES AND/OR DIRECTIONAL SHIELDING FOR EXTERIOR LIGHTING WILL PROVIDE SECURITY AND SAFETY ILLUMINATION FOR ALL PEDESTRIAN WALKS, PARKING AREAS AND FEATURE AREAS AND REDUCE NIGHTTIME LIGHT POLLUTION.

SUSTAINABILITY IS A KEY LANDSCAPE GOAL. WATER EFFICIENCY IN SURFACE AND SUB-SURFACE DRAINAGE WILL BE CREATED THROUGH THE USE OF LANDSCAPE DRAINS, PERFORATED PIPE, CATCH-BASINS, INFILTRATION AT PLANTING AREAS, BIO-SUALES AND OTHER GRADING TECHNIQUES TO CAPTURE AND CLEAN ON-SITE WATER RESOURCES IN COMPLIANCE WITH REGULATIONS, AND COORDINATED WITH THE CIVIL ENGINEER. PLANTING AREAS WILL RECEIVE CAREFULLY REGULATED IRRIGATION COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY OPERATED, UNDERGROUND STATE-OF-THE-ART SPRINKLER SYSTEM. IRRIGATION WITH RAIN SENSORS, LOW PRECIPITATION TYPE HEADS, BUBBLERS AND DRIP IRRIGATION WILL BE UTILIZED.

ALL PLANTING AREAS WILL BE MAINTAINED BY THE OWNER AND CONFORM TO THE REQUIREMENTS STATED IN THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, AND ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE SAN DIEGO MUNICIPAL CODE.

## LANDSCAPE CALCULATIONS

PROJECT LANDSCAPE POINTS			
DESCRIPTION	TOTAL AREA (S.F.)	TOTAL POINTS REQUIRED	TOTAL POINTS ACHIEVED
STREET YARD	124,321 S.F.	6,206 TOTAL POINTS (0.05 PTS/S.F.)	49,174 TOTAL POINTS (0.05 PTS/S.F.) WITH 100% FROM EXISTING AND NEW TREES
VEHICULAR USE AREA (WITHIN STREET YARD)	114,710 S.F.	5,986 TOTAL POINTS (0.05 PTS/S.F.)	5,945 TOTAL POINTS (0.05 PTS/S.F.) WITH 4,912 POINTS FROM EXISTING AND NEW TREES
VEHICULAR USE AREA (OUTSIDE STREET YARD)	21,268 S.F.	638 TOTAL POINTS (0.03 PTS/S.F.)	906 TOTAL POINTS (0.03 PTS/S.F.) WITH 850 POINTS FROM NEW TREES
PROJECT LANDSCAPE AREA			
DESCRIPTION	TOTAL AREA (S.F.)	PLANTING AREA REQUIRED	TOTAL AREA ACHIEVED
STREET YARD	124,321 S.F.	31,032 S.F. TOTAL AREA (25%)	61,516 S.F. TOTAL AREA
VEHICULAR USE AREA (WITHIN STREET YARD)	114,710 S.F.	5,986 S.F. TOTAL AREA (5%)	9,850 S.F. TOTAL AREA
VEHICULAR USE AREA (OUTSIDE STREET YARD)	21,268 S.F.	638 S.F. TOTAL AREA (3%)	716 S.F. TOTAL AREA
RIVER YARD	45,800 S.F.	80% LANDSCAPED (PLANTS + HARDSCAPE)	100% TOTAL AREA

## BRUSH MANAGEMENT PLAN

BRUSH MANAGEMENT ZONE LEGEND	
CRITERIA	
Zone One Width	63 ft.
Zone Two Width	0 ft.

### DESIGN METHOD STATEMENT

MODIFIED BRUSH MANAGEMENT PROGRAM: PURSUANT TO SDMC 142.04(1), THE PROPOSED SCOPE OF WORK INCLUDES A MODIFIED BRUSH MANAGEMENT PROGRAM. THIS MODIFICATION INCLUDES AN EXPANDED BRUSH MANAGEMENT ZONE ONE OF 63 FEET AND A BRUSH MANAGEMENT ZONE TWO OF ZERO FEET, AS APPROVED BY THE FIRE MARSHAL. THIS MODIFIED BRUSH MANAGEMENT PROGRAM SHALL BE RECORDED AS PART OF THE CONDITIONS OF THE DEVELOPMENT PERMIT.

ZONE 1 CONTAINS NATIVE, NON-INVASIVE, LOW FUEL, FIRE-RESISTANT CONTAINER STOCK TREES, SHRUBS AND GROUND COVER IDENTIFIED IN THE LEGEND ON SHEET L-2. THE ORNAMENTAL PLANTING IS PRIMARILY PERMANENTLY IRRIGATED LOW-GROWING NATIVE, NON-INVASIVE SHRUBS WHICH WILL NOT EXCEED 4'-0" GROWTH IN HEIGHT. ALL TREES ARE LOCATED A MINIMUM OF 10' AWAY FROM STRUCTURES. IRRIGATION IS DESIGNED TO PREVENT OVERSPRAY OR RUNOFF INTO

ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. THE PLANT MATERIAL WILL BE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM THE VEGETATION TO THE ON-SITE STRUCTURES, SURFACES AND STRUCTURES WITHIN THIS ZONE ARE MADE OF NON-COMBUSTIBLE, FIRE-RESISTANT MATERIAL. THE REMAINING AREA IN THIS ZONE IS

**BRUSH MANAGEMENT ZONE IMPLEMENTATION**  
**ZONE 1:**  
 • AUTOMATIC IRRIGATION SYSTEMS TO MAINTAIN HEALTHY VEGETATION WITH APPROPRIATE MOISTURE CONTENT.  
 • PRUNING OF FOLIAGE TO REDUCE FUEL LOAD, VERTICAL CONTINUITY, AND REMOVAL OF PLANT LITTER AND DEAD WOOD.  
 • THERE WILL BE NO FIRE PRONE PLANT SPECIES IN THIS ZONE. PLANTS IN THIS ZONE SHALL BE FIRE RESISTANT.  
 • TREES AND TREE FORM SHRUB SPECIES ARE NOT ALLOWED WITHIN 10 FEET OF COMBUSTIBLE STRUCTURES.  
 • MAINTENANCE INCLUDING ONGOING REMOVAL AND/OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION, REPLACEMENT OF DEAD/DYING FIRE RESISTANT PLANTINGS, MAINTENANCE OF THE OPERATIONS INTEGRITY AND PROGRAMMING OF THE IRRIGATION SYSTEM, REGULAR TRIMMING TO PREVENT LADDER FUELS.

**LONG-TERM MAINTENANCE PROGRAM**  
 • OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND MONITORING OF BRUSH MANAGEMENT ZONES.  
 • CONTINUAL REMOVAL AND/OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION.  
 • REPLACEMENT OF DEAD/DYING FIRE RESISTANT PLANTS.  
 • MAINTENANCE OF THE OPERATIONAL INTEGRITY AND PROGRAMMING OF THE IRRIGATION SYSTEM.  
 • IRRIGATED SURFACE FUELS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED FOUR FEET.  
 • TREES SHALL BE PRUNED TO PROVIDE A MINIMUM OF 10 FEET CLEARANCE FROM THE UNDER STORY.  
 • DEBRIS AND TRIMMINGS SHALL BE REMOVED FROM THE SITE, OR CHIPPED AND CONVERTED INTO MULCH THEN EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF THREE INCHES.

## San Diego Union-Tribune Proposed Master Plan Scheme

San Diego Union-Tribune / Manchester Financial Group

350 Camino de la Reina  
San Diego, California

350 Camino de la Reina  
San Diego  
California 92101



Project Name: San Diego Union-Tribune Master Plan

Sheet Title: L-3 LANDSCAPE CALCULATIONS, NOTES & BRUSH MANAGEMENT

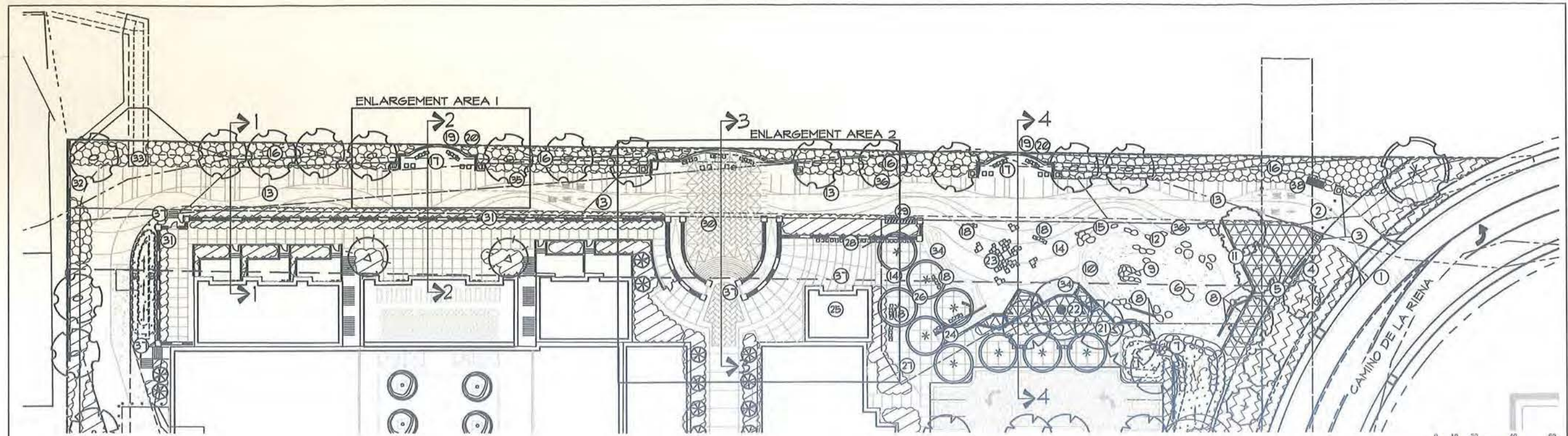
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Revision 03:	03/02/2015	Entire Sheet Revisited
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Revision 05:	03/03/2015	Entire Sheet Revisited
Revision 06:	03/03/2015	Entire Sheet Revisited
Revision 07:	03/03/2015	Entire Sheet Revisited
Revision 08:	03/03/2015	Entire Sheet Revisited
Revision 09:	03/03/2015	Entire Sheet Revisited
Revision 10:	03/03/2015	Entire Sheet Revisited
Revision 11:	03/03/2015	Entire Sheet Revisited
Revision 12:	03/03/2015	Entire Sheet Revisited
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Revision 14:	03/03/2015	Entire Sheet Revisited
Revision 15:	03/03/2015	Entire Sheet Revisited
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Revision 19:	03/03/2015	Entire Sheet Revisited
Revision 20:	03/03/2015	Entire Sheet Revisited



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Planning + Landscape Architecture





**LEGEND:**

- |  |  |   |
|--|--|---|
| ① ENTRANCE TO SAN DIEGO RIVER PARK PROMENADE AND U-T POCKET PARK/ EMERGENCY AND MAINTENANCE ACCESS | ⑫ INFORMAL AMPHITHEATER                          | ⑲ OVERLOOK WALL WITH ORNAMENTAL WROUGHT IRON RAILING  |
| ② REMOVABLE BOLLARDS (4 TOTAL)   | ⑪ ACCESSIBLE RAMP/MAINTENANCE ACCESS TO BASIN    | ⑳ INTERPRETIVE PANEL: SAN DIEGO RIVER FLORA AND FAUNA   |
| ③ ARCHITECTURAL PILASTER WITH LIGHT  | ⑬ INTERPRETIVE SIGNAGE: "STORM WATER MANAGEMENT" | ㉑ VEGETATIVE SCREEN BETWEEN PARKING LOT AND U-T POCKET PARK, INCLUDING ONE 24-INCH BOX TREE FOR EVERY 30 FEET OF PARKING LOT FRONTAGE AND 30-INCH HIGH MAX. SHRUBS. SEE SHEET L-1 |
| ④ PARK SIGN (SEE SHEET 55)   | ⑭ RIVER THEMED ENHANCED DECORATIVE PAVING        | ㉒ FOCAL TREE: LARGE BOXED SPECIMEN OR RELOCATED FROM ON-SITE  |
| ⑤ VEGETATIVE SCREEN BETWEEN CAMINO de la REINA AND U-T POCKET PARK                                 | ④ ENHANCED DECORATIVE PAVING                     | ㉓ SCULPTURAL ELEMENT: HISTORY OF UNION-TRIBUNE  |
| ⑥ STORM WATER MANAGEMENT BASIN/ INFORMAL PLAY AREA (TURF AND BOULDERS)                             | ⑮ DRINKING FOUNTAIN SUCH AS: HAWS, MODEL# 3500D  | ㉔ ACCESSIBLE RAMP   |
| ⑦ BIOSWALE/RAIN GARDEN   | ⑯ TRANSITIONAL NATIVE SLOPE PLANTING             | ㉕ RESIDENTIAL FUNCTION/AMENITY SPACE  |
| ⑧ DECORATIVE STONE/STONE-LIKE RETAINING WALLS AROUND BASIN   | ⑰ RIVER OVERLOOK (2 TOTAL)                       | ㉖ CAFE STYLE TABLES   |
| ⑨ BOULDER PODIUM/ PLAY FEATURE   | ⑱ CUSTOM ANTI-LOITERING BENCH (TYP.)             | ㉗ DECIDUOUS/FLOWERING ACCENT TREES WITH DOWN LIGHTS: FX LUMINAIRE MODEL# LE-ILED-FB   |

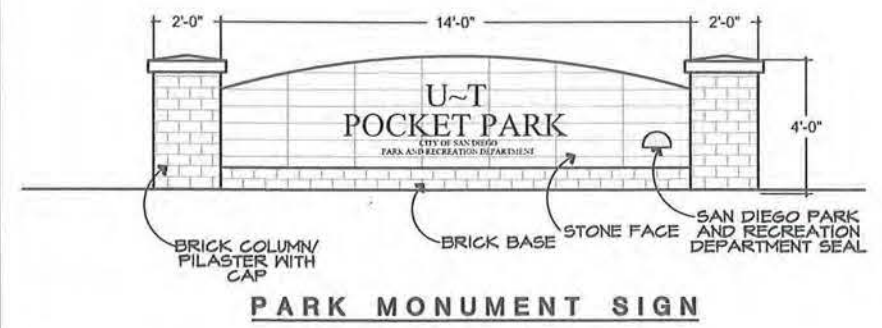
- |   |
|---|
| ㉘ CUSTOM BAR-STOOL STYLE SEATING  |
| ㉙ BICYCLE RACKS SUCH AS: FORMS AND SURFACES TRIO BIKE RACK  |
| ㉚ ENHANCED PLAZA PAVING   |
| ㉛ VARIABLE HEIGHT RETAINING WALL (2-FOOT MAX.) WITH SECURITY FENCE: BRICK BASE AND PILASTERS WITH WROUGHT IRON PANELS |
| ㉜ FUTURE RIVER PATHWAY CONNECTION TO TOWN AND COUNTRY   |
| ㉝ 10-FOOT RECREATION EASEMENT WITH A 5-FOOT-WIDE PAVED TRAIL  |
| ㉞ RECESSED LIGHTS IN STAIRS: BEGA MODEL# 8302LED  |
| ㉟ BOLLARD LIGHTS: BEGA MODEL# 8513MH  |
| ㊱ POLE LIGHTS: BEGA MODEL# 8142MH   |
| ㊲ PEDESTRIAN ACCESS TO RIVER PATHWAY  |
| ㊳ INFORMATION KIOSK AT RIVER PARK ENTRY   |

**NOTES:**

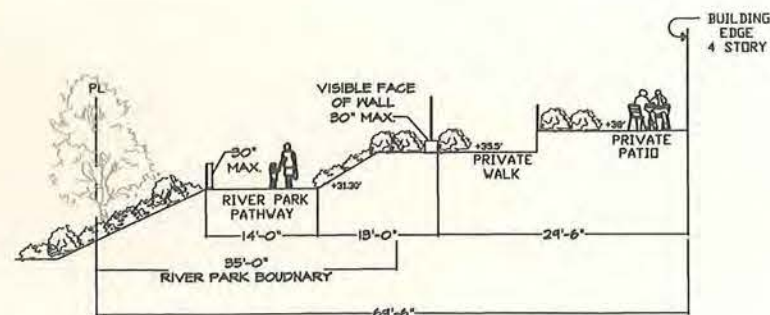
- A. PAVING MATERIALS #13, 14 AND 30 SHALL INCLUDE 2-3 DIFFERENT COLORS THAT BLEND WITH THE SURROUNDING NATIVE SOIL, 2-3 DIFFERENT TEXTURES AND CONTAIN CREATIVE ELEMENTS SUCH AS LEAF OR ANIMAL IMPRINTS APPROPRIATE TO THIS PORTION OF THE SAN DIEGO RIVER.
- B. VISUAL OPENINGS ARE PROVIDED ALONG AT LEAST 50% OF THE RIVER FRONTAGE
- C. SITE AND PARKING LOT LIGHTING WITHIN 100-FEET OF THE RIVER PARK WILL BE SHIELDED AWAY FROM RIVER PER MHPA LAND USE ADJACENCY GUIDELINES FOR LIGHTING, AS WELL AS MUNICIPAL CODE §142.0140.
- D. PLANT MATERIAL WITHIN 15-FEET OF THE RIVER CORRIDOR SHALL BE NATIVE, NON-INVASIVE, LOW WATER USE SPECIES AND SELECTED TO COMPLEMENT THE NATIVE PLANTS IN THE RIVER CORRIDOR. PLANT MATERIAL IN THE RIVER INFLUENCE AREA WILL FRAME AND ENHANCE VIEWS TO THE RIVER CORRIDOR.

**CROSS REFERENCE:**

- SEE SHEET L-1 FOR LANDSCAPE CONCEPT PLAN.
- SEE SHEET L-2 FOR PLANT LEGEND, LANDSCAPE NOTES AND IRRIGATION NOTES.
- SEE SHEET L-3 FOR LANDSCAPE CALCULATIONS AND DIAGRAM, LANDSCAPE DESIGN NARRATIVE, BRUSH MANAGEMENT.
- SEE SHEET L-5 FOR RIVER PARK CONCEPTUAL SECTIONS.

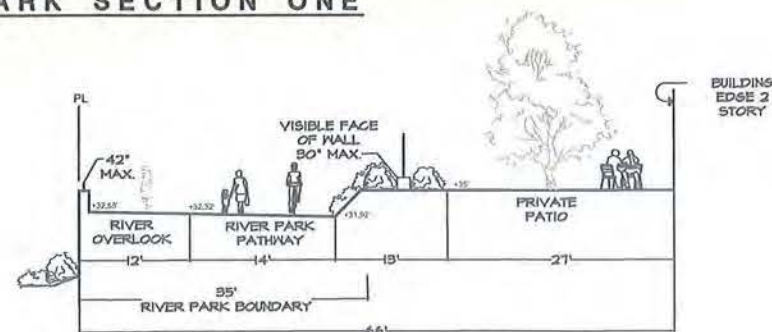






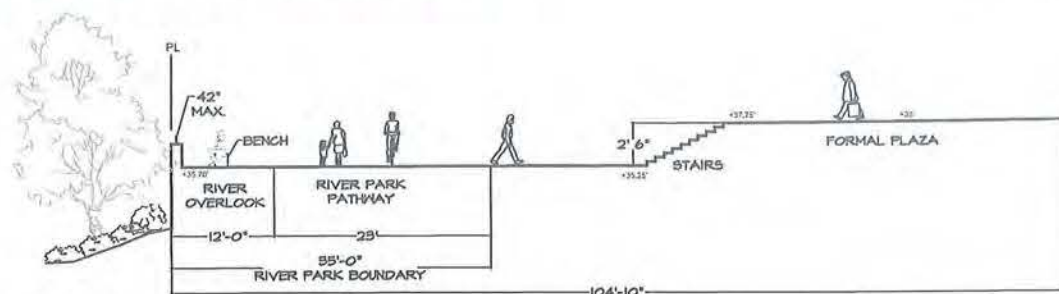
RIVER PARK SECTION ONE

SCALE: 1/8" = 1'



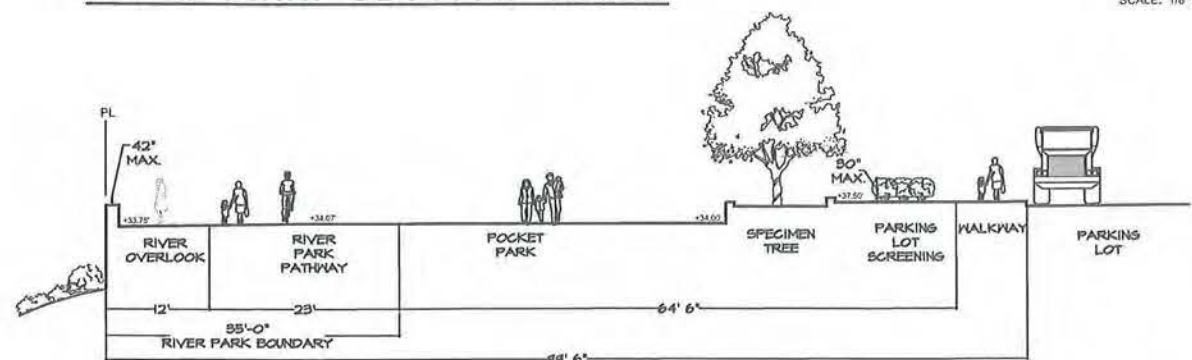
RIVER PARK SECTION TWO

SCALE: 1/8" = 1'



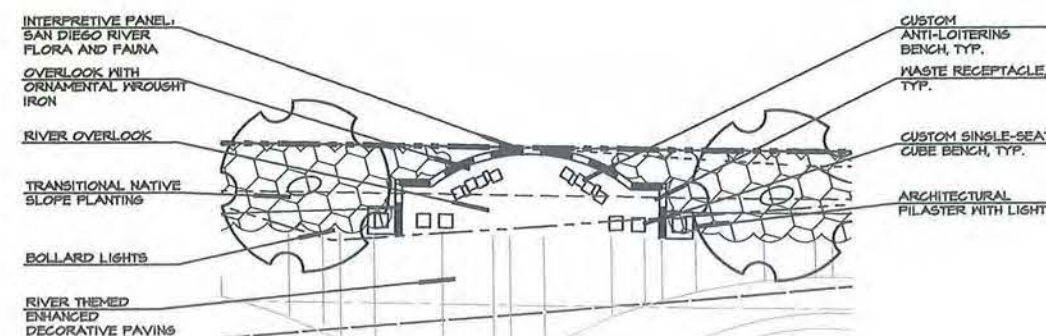
RIVER PARK SECTION THREE

SCALE: 1/8" = 1'

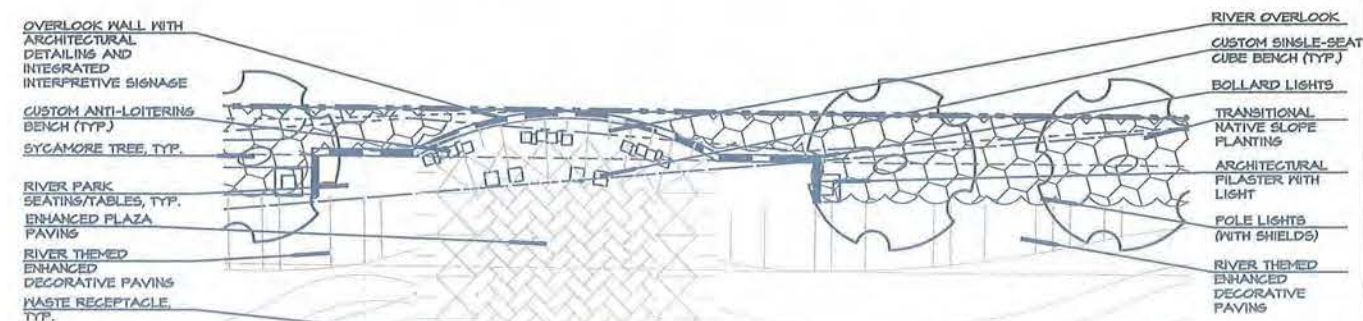


RIVER PARK SECTION FOUR

SCALE: 1/8" = 1'



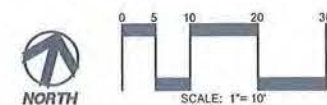
ENLARGEMENT AREA 1



ENLARGEMENT AREA 2

**CROSS REFERENCE:**

1. SEE SHEET L-1 FOR LANDSCAPE CONCEPT PLAN.
2. SEE SHEET L-2 FOR PLANT LEGEND, LANDSCAPE NOTES AND IRRIGATION NOTES.
3. SEE SHEET L-3 FOR LANDSCAPE CALCULATIONS AND DIAGRAM, LANDSCAPE DESIGN NARRATIVE, BRUSH MANAGEMENT.
4. SEE SHEET L-4 FOR POCKET PARK AND RIVER PARK GENERAL DEVELOPMENT PLAN.



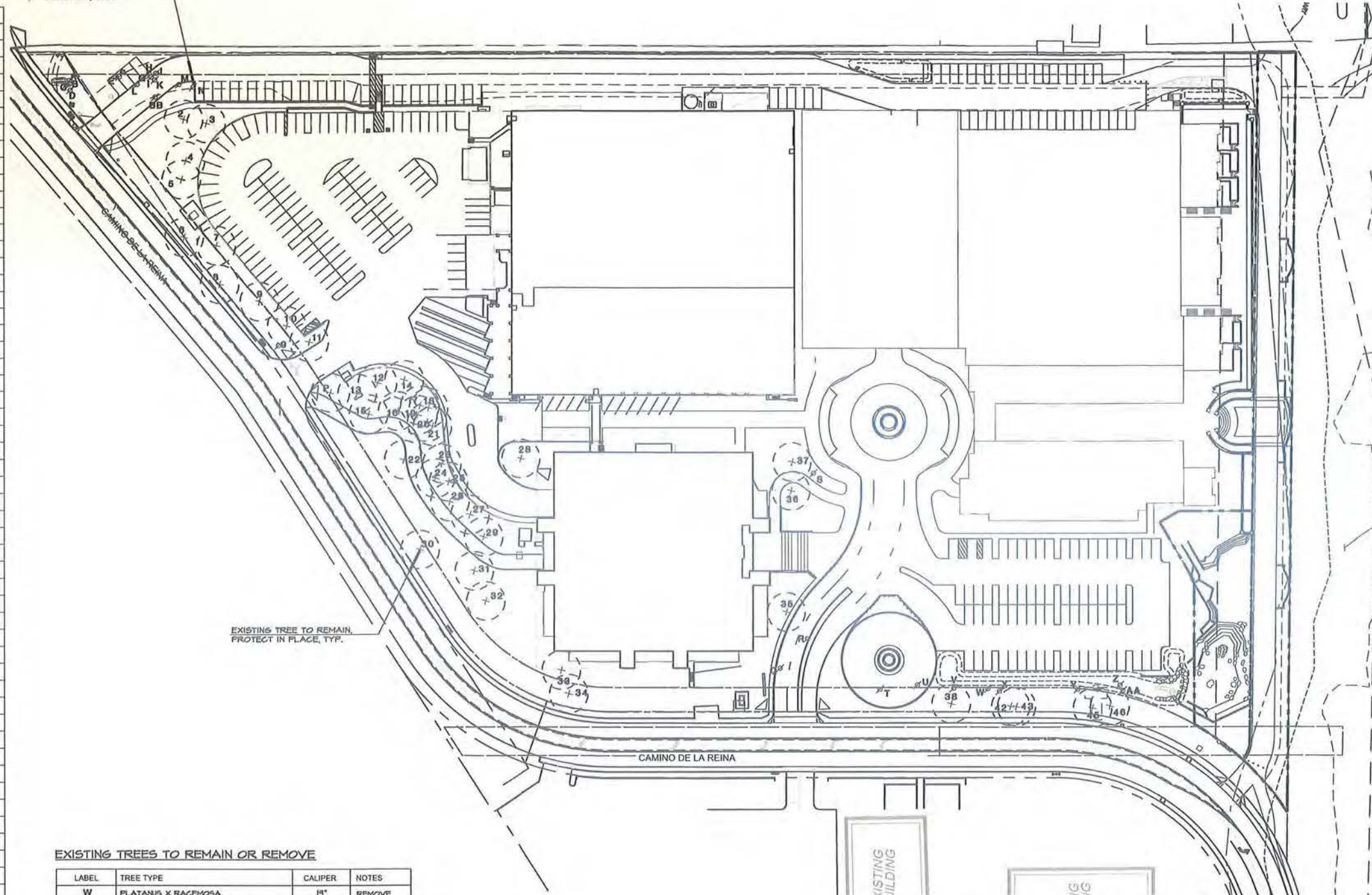
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Revision 02:	12/15/2014	Entirement Re-submittal
Revision 03:	11/20/2014	Entirement Re-submittal
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Original Date:	04/02/2012	Entirement Re-submittal
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EXISTING TREES TO REMAIN OR REMOVE

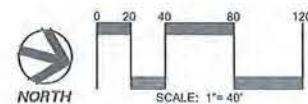
LABEL	TREE TYPE	CALIPER	NOTES
A	WASHINGTONIA ROBUSTA	21"	REMOVE
B	WASHINGTONIA ROBUSTA	21"	REMOVE
C	WASHINGTONIA ROBUSTA	21"	REMOVE
D	WASHINGTONIA ROBUSTA	21"	REMOVE
E	WASHINGTONIA ROBUSTA	17"	REMOVE
F	WASHINGTONIA ROBUSTA	17"	REMOVE
G	WASHINGTONIA ROBUSTA	18"	REMOVE
H	WASHINGTONIA ROBUSTA	18"	REMOVE
I	WASHINGTONIA ROBUSTA	18"	REMOVE
J	WASHINGTONIA ROBUSTA	18"	REMOVE
K	WASHINGTONIA ROBUSTA	18"	REMOVE
L	MELALEUCA QUINQUENERVIA	25"	REMOVE
M	PLATANUS X RACEMOSA	21"	REMOVE
N	MELALEUCA QUINQUENERVIA	16"	REMOVE
BB	MELALEUCA QUINQUENERVIA	18"	REMAIN
2	PLATANUS X RACEMOSA	16"	REMAIN
3	PLATANUS X RACEMOSA	16"	REMAIN
4	PLATANUS X RACEMOSA	18"	REMAIN
5	PLATANUS X RACEMOSA	18"	REMAIN
6	PLATANUS X RACEMOSA	18"	REMAIN
7	PLATANUS X RACEMOSA	18"	REMAIN
8	PLATANUS X RACEMOSA	18"	REMAIN
9	PLATANUS X RACEMOSA	18"	REMAIN
10	PLATANUS X RACEMOSA	19"	REMAIN
11	PLATANUS X RACEMOSA	16"	REMAIN
12	PLATANUS X RACEMOSA	16"	REMAIN
O	PLATANUS X RACEMOSA	20"	REMOVE
13	PLATANUS X RACEMOSA	20"	REMAIN
14	PLATANUS X RACEMOSA	15"	REMAIN
P	PLATANUS X RACEMOSA	17"	REMOVE
15	PLATANUS X RACEMOSA	18"	REMAIN
16	PLATANUS X RACEMOSA	14"	REMAIN
17	MELALEUCA QUINQUENERVIA	16"	REMAIN
18	MELALEUCA QUINQUENERVIA	15"	REMAIN
19	MELALEUCA QUINQUENERVIA	15"	REMAIN
20	MELALEUCA QUINQUENERVIA	21"	REMAIN
Q	PINUS TORREYANA	24"	REMOVE
21	MELALEUCA QUINQUENERVIA	14"	REMAIN
R	PLATANUS X RACEMOSA	18"	REMOVE
S	PRUNUS	8"	REMOVE
T	PLATANUS X RACEMOSA	10"	REMOVE
U	PLATANUS X RACEMOSA	10"	REMOVE
22	FIGUS NITIDA	30"	REMAIN
23	PLATANUS X RACEMOSA	15"	REMAIN
24	PLATANUS X RACEMOSA	15"	REMAIN
25	OLEA EUROPAEA	15"	REMAIN
26	PLATANUS X RACEMOSA	28"	REMAIN
27	PLATANUS X RACEMOSA	8"	REMAIN
28	PLATANUS X RACEMOSA	17"	REMAIN
29	PINUS TORREYANA	30"	REMAIN
30	PINUS TORREYANA	18"	REMAIN
31	PINUS TORREYANA	25"	REMAIN
32	PINUS TORREYANA	24"	REMAIN
33	PINUS TORREYANA	25"	REMAIN
34	PINUS TORREYANA	24"	REMAIN
35	PINUS TORREYANA	25"	REMAIN
36	PINUS TORREYANA	25"	REMAIN
37	PINUS TORREYANA	31"	REMAIN
38	PLATANUS X RACEMOSA	23"	REMAIN
V	PLATANUS X RACEMOSA	23"	REMOVE

Ø EXISTING TREES TO BE  
REMOVED, TYP.



EXISTING TREES TO REMAIN OR REMOVE

LABEL	TREE TYPE	CALIPER	NOTES
W	PLATANUS X RACEMOSA	14"	REMOVE
X	PLATANUS X RACEMOSA	20"	REMOVE
42	PLATANUS X RACEMOSA	17"	REMAIN
43	PLATANUS X RACEMOSA	15"	REMAIN
Y	PLATANUS X RACEMOSA	26"	REMOVE
45	PLATANUS X RACEMOSA	23"	REMAIN
46	PLATANUS X RACEMOSA	14"	REMAIN
Z	PLATANUS X RACEMOSA	21"	REMOVE
AA	PLATANUS X RACEMOSA	24"	REMOVE



CROSS REFERENCES:

1. SEE SHEET L-1 FOR LANDSCAPE CONCEPT PLAN.
2. SEE SHEET L-2 FOR PLANT LEGEND, LANDSCAPE NOTES AND IRRIGATION NOTES.
3. SEE SHEET L-3 FOR LANDSCAPE CALCULATIONS AND DIAGRAM, LANDSCAPE DESIGN NARRATIVE, AND BRUSH MANAGEMENT.
4. SEE SHEET L-4 FOR POCKET PARK AND RIVER PARK GENERAL DEVELOPMENT PLAN.
5. SEE SHEET L-5 FOR RIVER PARK CONCEPTUAL SECTIONS AND ENLARGEMENT PLANS.

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Revision 07: 05/06/2014 Entitlement Re-submittal  
Revision 06: 04/04/2014 Entitlement Re-submittal  
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Revision 03: 04/06/2013 Entitlement Re-submittal  
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Revision 01: 06/20/2012 Entitlement Re-submittal  
Original Date: 04/02/2012 Entitlement Submittal

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