



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 9, 2017 [REPORT NO. PC-17-012](#)

HEARING DATE: February 16, 2017

SUBJECT: TOWNE CENTRE DRIVE. Process Five.

PROJECT NUMBER: [291342](#)

REFERENCE: [Report to the Planning Commission, Report No. PC-12-068](#)

OWNER/APPLICANT: Kilroy Realty, L.P., Owner/Applicant

SUMMARY:

Issue: Should the Planning Commission recommend to the City Council approval of the Towne Centre Drive project which proposes the demolition of an existing 47,091 square-foot office building, and development of a 150,000 square-foot office building with structured parking on a 3.9-acre site?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 291342 and Adopt the Mitigation Monitoring and Reporting Program; and
2. Adopt the Rezone Ordinance and Approve Community Plan Amendment No. 1620745, Planned Development Permit No. 1586342, Site Development Permit No. 1586343 and Adopt an Ordinance for the Dedication of an off-site parcel to the City of San Diego as Park Land.

Community Planning Group Recommendation: The University Community Planning Group voted 14:0:2:1 on February 9, 2016 to recommend approval of the project with conditions (Attachment C). The motion to approve the project included four conditions:

- "1. Kilroy closes escrow on the 2.79-acre parcel south of Nobel Drive and East of Lucera Condominium community,
2. The parcel include at least 800 ADT's attached to the parcel and those ADT are transferred to 9455 Towne Centre Drive site,
3. The land be rezoned or dedicated as open space, and
4. The land be dedicated through perpetuity as dedicated open space."

Environmental Review: A Mitigated Negative Declaration No. 291342 has been prepared for

the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.

Fiscal Impact Statement: None. All costs are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project site is designated for Scientific Research use by the University Community Plan and the proposed amendment would have no impact on housing.

BACKGROUND

The project site is designated for Scientific Research land uses on the University Community Plan land use map (Attachment 1). The General Plan designates the project site as Industrial Employment and it is identified as Prime Industrial Lands by the Economic Prosperity Element of the General Plan. The 3.9-acre site is located at 9455 Towne Centre Drive (Attachment 2) in the IP-1-1 (Industrial Park) zone. The site is surrounded by existing Industrial Park development (Attachment 3). On June 14, 2012, the Planning Commission initiated the Community Plan Amendment process to allow the proposed project to move forward.

DISCUSSION

Project Description

The Towne Centre Drive project (Project) proposes the demolition of an existing 47,091 square-foot office building, and the development of a 150,000 square-foot office building with structured parking on a 3.9-acre site located at 9455 Towne Centre Drive in the University Community Plan area (Attachment 4). The project also proposes an off-site parcel be rezoned from IP-1-1 to OP-2-1 and dedicated as park land.

Proposed outdoor employee amenities would include a lounge deck and an outdoor seating area. Exterior building materials would include metal panels, glass windows, a glass-curtain-wall system, glass storefront, equipment screening, and aluminum sunshade element. Materials for the parking garage would include architectural screening, composite panel with wood veneer, cable guardrail and vehicle barrier, and photovoltaic solar panels. The Project would increase the existing landscaping on the property and provide a variety of trees, shrubs, and groundcover.

Parking would be accommodated within a five-story parking garage. The Project would provide 600 parking spaces, including 12 accessible spaces; 60 spaces for carpool and zero emission vehicles; 18 parking spaces designated specifically for electric vehicles (nine of which would include electrical equipment installed to provide active electric vehicle charging); and seven motorcycle spaces. Additionally, the Project would provide 35 short-term bicycle parking spaces and 35 long-term bicycle parking spaces, for a total of 70 bicycle parking spaces.

Access to the site is currently provided from driveways on Towne Centre Drive and Eastgate Mall. The existing driveway from Towne Centre Drive would be retained and provide access to the Project site and parking garage. The access from Eastgate Mall would be shifted to the east and would provide direct access to the parking garage. An additional driveway with direct parking garage access would be added from Judicial Drive in the southeast corner of the Project site.

The Project would grade nearly all of the site, ninety-nine percent or 3.87-acres, to accommodate the site development as proposed. Earthwork would involve approximately 52,920 cubic yards of excavation at a maximum depth of approximately twenty-six feet and 310 cubic yards of embankment at a maximum height of approximately two feet. Approximately 52,610 cubic yards of earthwork would be exported. Excavated slopes would be approximately seventeen feet high and embankment slopes would be approximately zero feet. Approximately 903 feet of retaining walls would be required, with a maximum height of 12.5 feet. Retaining walls would be located along Project drive aisles, as well as along planting areas around the southern edge of the building. The walls along planting areas would be outdoor seat walls ranging in height between one and two feet.

Required Approvals

The Project requires an Amendment to the University Community Plan; a Planned Development Permit to amend Planned Industrial Development Permit No. 90-0892 and grant the requested landscape deviation (described below); a Site Development Permit due to the fact the new development includes a land use plan approval within the Airport Land Use Compatibility Overlay Zone; and the adoption of two ordinances for an offsite parcel, a rezone and a park dedication. The Community Plan Amendment would allow for the transfer of average daily traffic (ADT) to increase the University Community Plan allocated development intensity at the Project site and to designate an off-site parcel as Open Space. One of the two proposed ordinances would rezone the off-site parcel from IP-1-1 (Industrial Park) to OP-2-1 (Open Space). The second ordinance would dedicate the same off-site parcel as park land.

Deviations

The Project proposes a deviation from the Land Development Code to provide solar shade structures on the upper level of the parking structure instead of planting trees within thirty feet of each parking space (SDMC Sec. 142.0406, Table 142-04D). These structures would serve the same purpose as trees by providing shade for the upper deck of the parking garage, would increase the amount of shade produced on the upper deck of the parking garage, and concurrently would allow the Project to reduce its greenhouse gas emissions by being fitted with photovoltaic solar panels for the generation of electricity on the site. The provision of shade on the roof of the parking garage and generation of electricity on the site represents a project benefit that would not be realized without granting the deviation. The deviation would result in a more desirable Project than would be achieved if designed in strict conformance with the development regulations.

Community Plan Analysis

The Project site is designated Scientific Research by the University Community Plan (Plan). The uses contemplated within the Scientific Research designation are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related

manufacturing activities. The proposed Plan amendment, which would increase the allowable development intensity of Scientific Research use on-site, would not result in inconsistencies with the existing land use designation. The Industrial Element of the Plan emphasizes the City-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to the University of California at San Diego (UCSD). Increased development intensity would be consistent with this emphasis and the Plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The Project site is also identified as Prime Industrial Lands by the General Plan's Economic Prosperity Element. That designation encourages the growth and retention of base sector industrial uses such as Scientific Research, in areas that are identified as Prime Industrial Lands. The Plan amendment is consistent with Economic Prosperity Policies EP-A.1 through EP-A.5 and EP-A.12, which aim to protect base sector uses that provide quality job opportunities, encourage expansion of existing industrial uses to facilitate retention in the area in which they are located, mitigate any environmental impacts to adjacent land and ensure adequate service from existing and planned infrastructure.

Increasing the amount of Scientific Research uses, expressed as building square feet, in the Plan would allow companies to locate or expand their business activities to a location close to the UCSD campus and related research facilities. Scientific Research uses contribute significantly to the City's overall economy as export-oriented business activities. In addition, the increase of square footage would make better use of the site's designation as Prime Industrial Land, particularly considering the reduction in availability of such land both in the City and the University Community Planning area. The increase of Scientific Research uses would also increase employment opportunities in the City.

The Community Plan Amendment proposes an increase to the allowable development intensity in Subarea 12. The Project site is currently developed with 47,091 square feet. The Project proposes that the site be redeveloped with a total of 150,000 square feet, for an increase of 102,909 square feet. Of that square footage increase, 36,687 square feet would be transferred from off-site ADT Transfer Area A (located within Subarea 12), 49,482 square feet would be transferred from off-site ADT Transfer Area B (located within Subarea 37). The overall development intensity of the University Community would therefore be increased by 16,740 square feet and the development intensity of Subarea 12 would be increased by 66,222 square feet (49,482 square feet of which would be transferred from Off-site ADT Transfer Area B). The Community Plan's Land Use and Development Intensity table (Table 3) would be modified to show an increase in the Eastgate Technology Park Subarea (Subarea 12) from 2,356,990 square feet to 2,423,212 square feet (Attachment 5). Off-site ADT Transfer Area B would be dedicated as Park land and deeded to the City, designated in the University Community Plan from Scientific Research to Open Space and rezoned from IP-1-1 (Industrial Park) to OP-2-1 (Open Space).

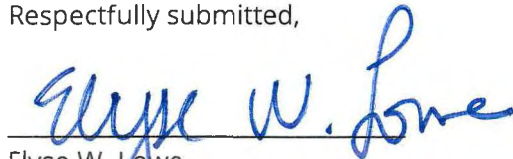
Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 8 and 9) and draft conditions of approval (Attachment 10). Staff recommends the Planning Commission recommend the City Council approve the Project as proposed.

ALTERNATIVES

1. Adopt the Rezone Ordinance, Adopt an Ordinance for the Dedication of an off-site parcel to the City of San Diego as Park Land and Approve the Community Plan Amendment No. 1620745, Planned Development Permit No. 1586342, and Site Development Permit No. 1586343, with modifications.
2. Do Not Adopt the Rezone Ordinance, Do Not Adopt an Ordinance for the Dedication of an off-site parcel to the City of San Diego as Park Land and Do Not Approve the Community Plan Amendment No. 1620745, Planned Development Permit No. 1586342, and Site Development Permit No. 1586343, if findings to approve the Project cannot be affirmed.

Respectfully submitted,


Elyse W. Lowe
Deputy Director
Development Services Department


Brian Schoenfisch
Program Manager
Planning Department


John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Rezone – B Sheet
5. Proposed Community Plan Amendments
6. Draft Rezone Ordinance
7. Draft Dedication of Park land Ordinance
8. Draft Environmental Resolution
9. Draft Community Plan Amendment Resolutions
10. Draft Permit Resolution with Findings
11. Draft Permit with Conditions
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Data Sheet
15. Planned Industrial Development Permit No. 90-0892
16. Project Plans

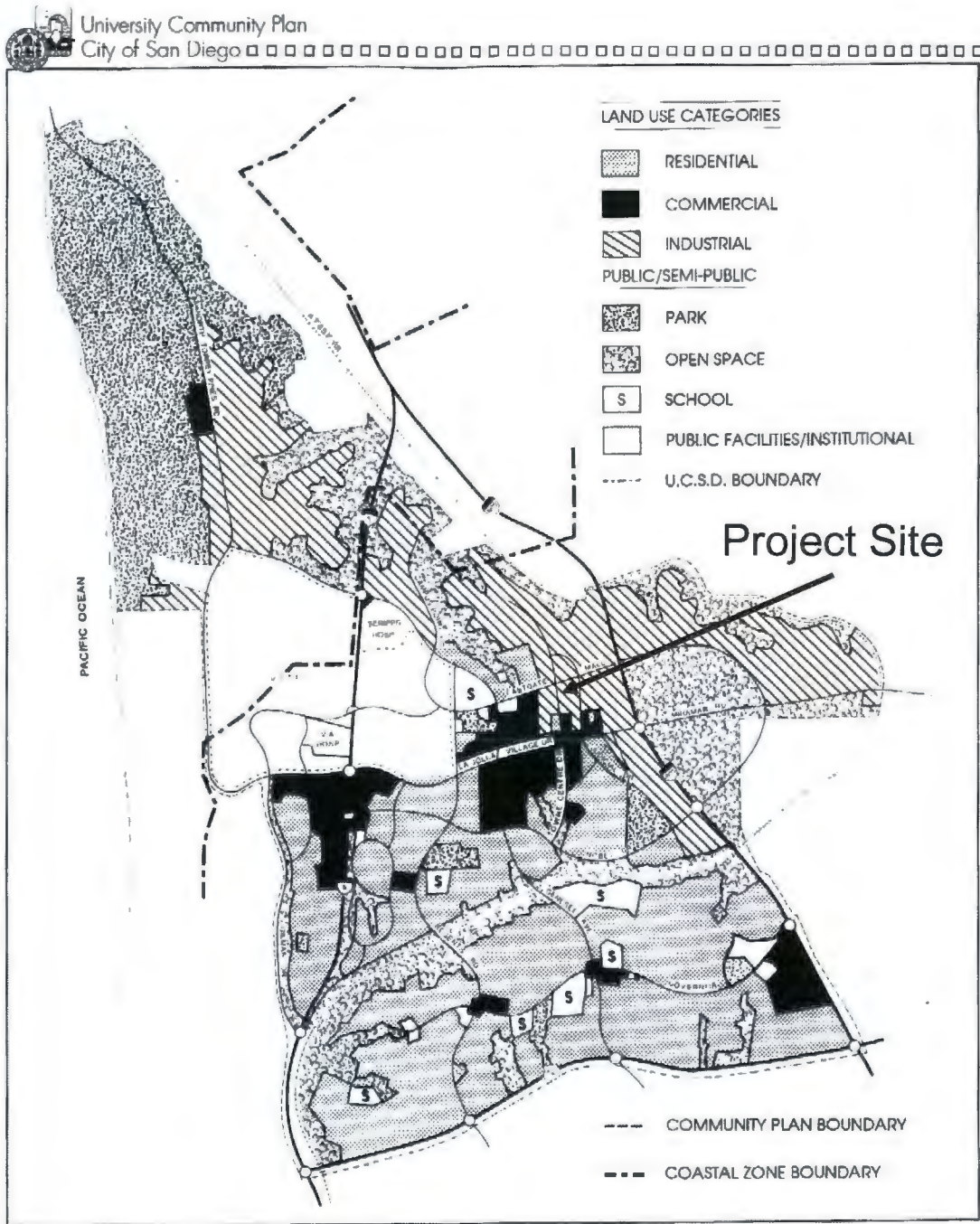


Figure 4

GENERALIZED LAND USE PLAN



Land Use Map

Towne Centre Drive / 9455 Towne Centre Drive
PROJECT NO. 291342





Project Location Map

Towne Centre Drive/ 9455 Towne Centre Drive
PROJECT NO. 291342





Aerial Photo

Towne Centre Drive / 9455 Towne Centre Drive
PROJECT NO. 291342





Locations of Off-site ADT Transfer Areas

9455 Towne Centre Drive / Project No. 291342
City of San Diego – Development Services Department

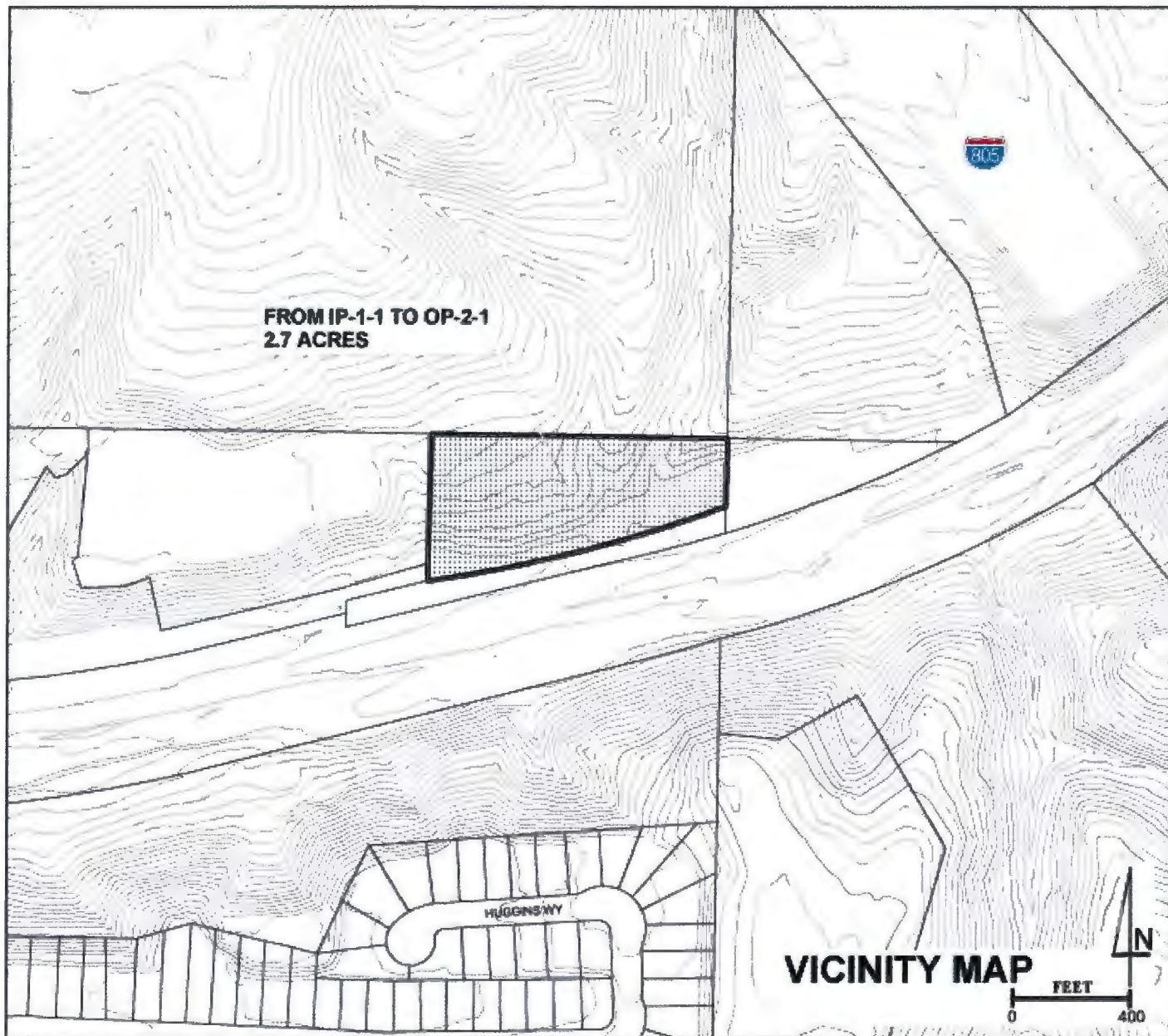
FIGURE

No. 3



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



PORTION OF PUEBLO LOT 1277

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

REQUEST OP-2-1

PLANNING COMM.
RECOMMENDATIONCITY COUNCIL
ACTION

CASE NO. 24003121

DEVELOPMENT SERVICES MANAGER

B- 4316

APN: 348-020-68

(250-1701) 05-31-16 ldj

G. Progress Guide and General Plan

This Plan includes a consistency analysis, describing how the Plan conforms to the General Plan. This analysis is in the **General Plan Consistency Element** of this Plan.

TABLE 1
UNIVERSITY COMMUNITY PLAN LAND USE SUMMARY

Category	Use Description	Acreage	Dwelling Units
Residential		(1,562)	
	5-10 Units/Acre	718	6,018
	10-15 Units/Acre	100	1,446
	15-30 Units/Acre	547	12,245
	30-45 Units/Acre	99	4,284
	45-75 Units/Acre	98	6,424
Commercial		(392)	
	Neighborhood	36	
	Community	30	
	Regional	103	
	Visitor	46	
	Office	178	
Life Sciences/Research		(700)697)	
	Scientific Research	633630	
	Hospitals	67	
Industrial		(580)	
	Restricted	347	
	Business/Industrial Park	233	
Parks/Open Space		(2,808)2,811)	
	Neighborhood	34 usable	
	Community	29 usable	
	Sports Complex	21 usable	
	Joint Use	18 usable	
	Golf	359	
	Resource-Based	394	
	Open Space	1,1161,119	
	State Park	837	
Schools		(1,233)	
	Elementary	61	
	Junior High	28	
	Senior High	40	
	UCSD	1,104	
Public Facilities		(36)	
Other	Freeway Rights-of-Way, etc.	(1,201)	
	Total Community	8,512	
	Total Community Dwelling Units		30,417

LAND USE CATEGORIES

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

BUSINESS PARK

PUBLIC/SEMI-PUBLIC

PARK

OPEN SPACE

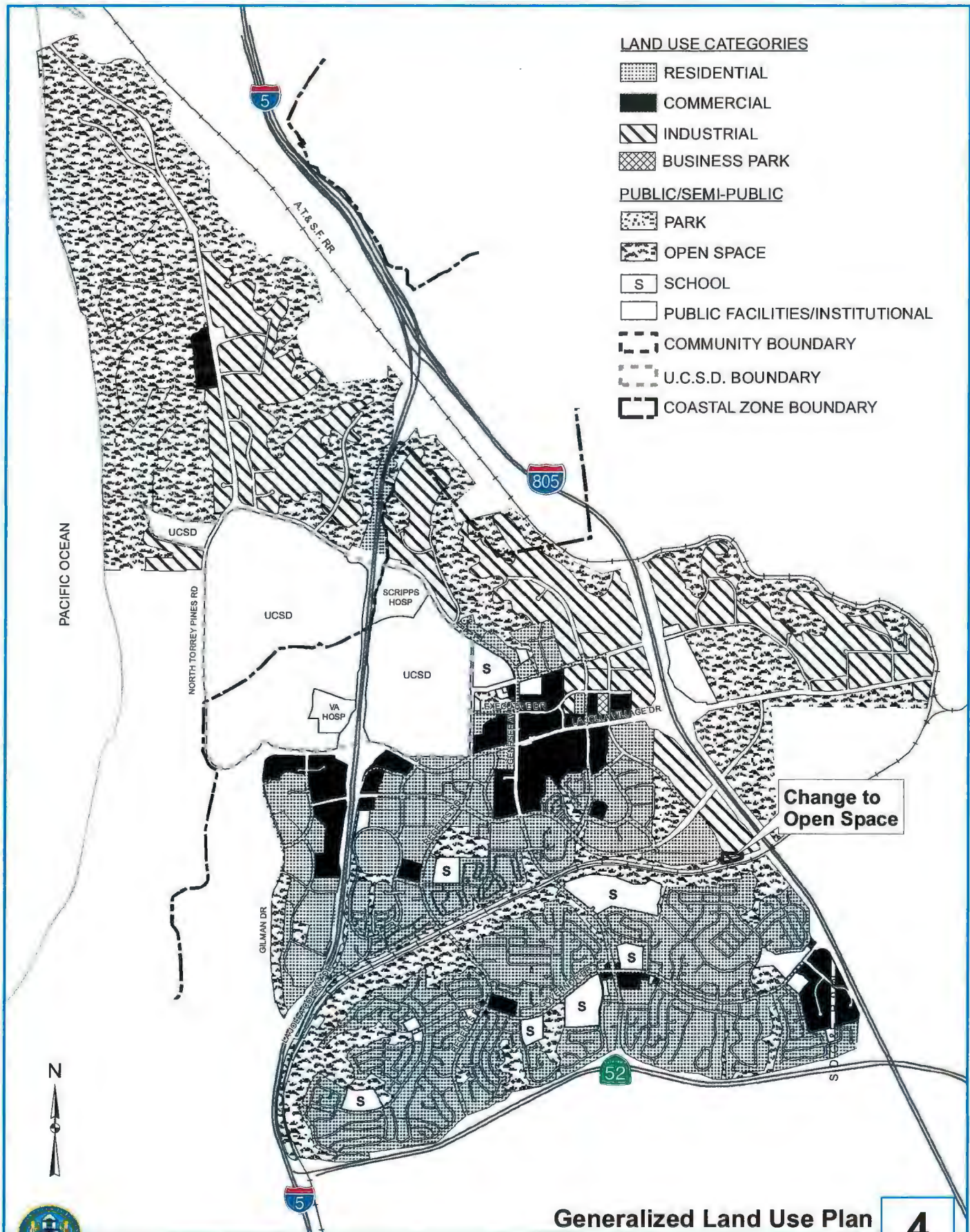
S SCHOOL

PUBLIC FACILITIES/INSTITUTIONAL

COMMUNITY BOUNDARY

U.C.S.D. BOUNDARY

COASTAL ZONE BOUNDARY



Generalized Land Use Plan
University Community Plan

4

FIGURE

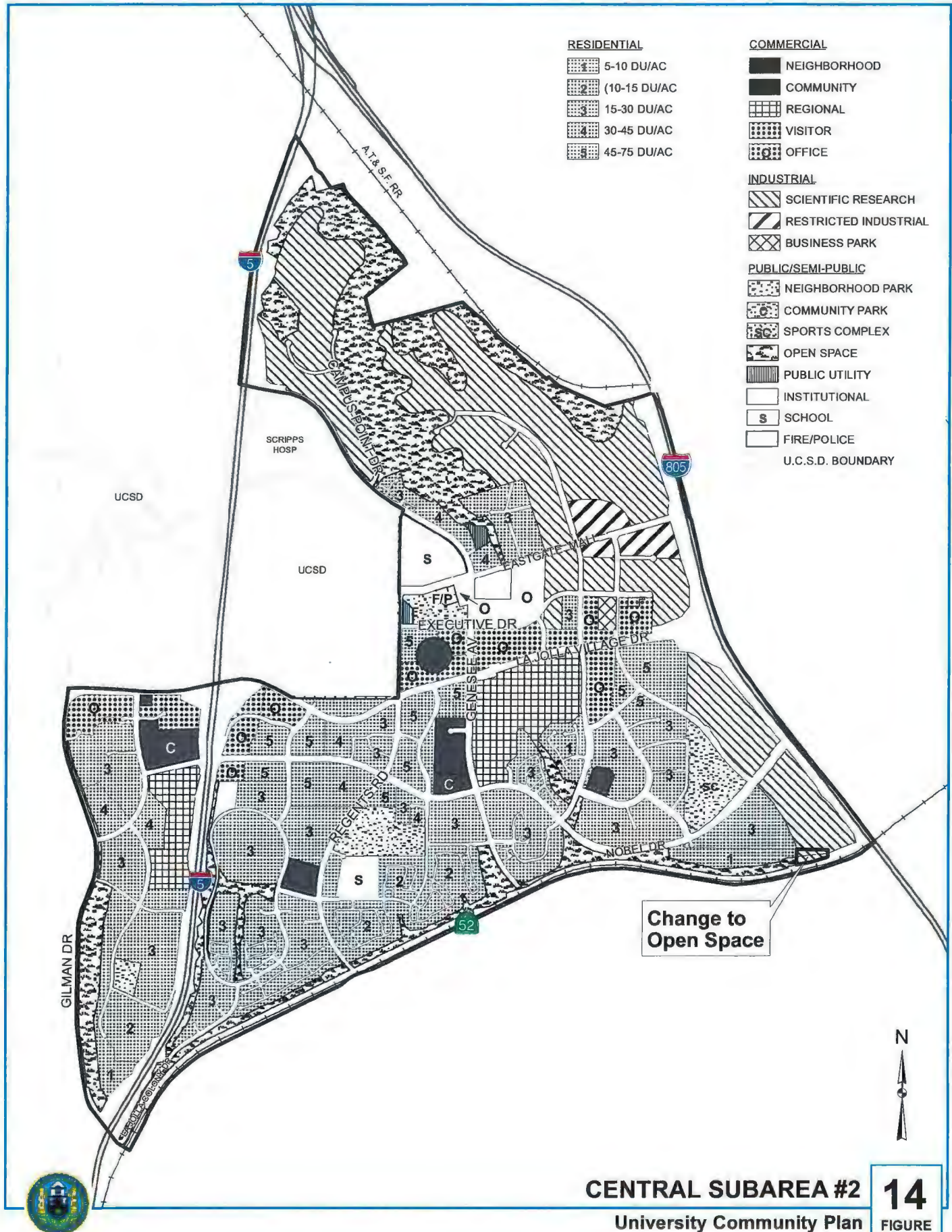


TABLE 3
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone Shall require an amendment to the Local Coastal Program		
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF- Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF- Scientific Research 793,580 SF- Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF- Scientific Research 404,000 SF- Medical Office 52,000 SF- Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05	
7. Sheraton Hotel	11.38	400 Rooms - Hotel
Lodge at Torrey Pines	6.00	175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC – Scientific Research ⁽²⁾
Scallop Nuclear (Gentry)	56.41	Existing or approved development,
Torrey Pines Science Park	145.74	Exceptions: Spin Physics – 550,000 SF
Signal/Hutton	25.79	Lot 10B (2.7 AC) – 15,500 SF/AC
Torrey Pines Business and Research Park	15.89	23,000 SF/AC ⁽²⁾ Scientific Research
La Jolla Cancer Research	4.87	Open Space
State Park	14.25	
10. Campus Point	158.78	Existing or approved development, Exceptions: IV AC and SAIC – 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) – 18,000 SF/AC – Scientific Research 25.00 Open Space
11. Private Ownership	55.93	18,000 SF/AC – Scientific Research ⁽⁴⁾
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park	218.50	2,423,212 2,356,990 SF- Scientific Research

- (1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.
- (2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master.
- (3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.
- (4) This Plan encourages the development of this subarea through a master plan
- (4a) ADTs from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64 Subarea 12 (PID 90-0892) have been shifted to La Jolla Centre III Subarea 29 APN 345-012-10.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone Shall require an amendment to the Local Coastal Program		
Subarea/Name	Gross Acres	Land Use and Development Intensity
35. La Jolla Centre I (PCD) ^(7b)	3.17	143,400 SF- Office
36. Neighborhood Park	30.00	
37. City Ownership	87.40 56.5	
	14.45	18,000 SF/AC – Scientific Research
Nobel Research Park	42.60	18,000 SF/AC – Scientific Research
Open Space	2.75	(Development approval not to be granted until 1995 for Subareas 36 and 37. Development intensity for this area is reduced by transfer to Subarea 11 of 18,000 SF/AC)
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/A
40. La Jolla Crossroads	33.80	33.8 AC- Residential 1, 809 DU
41. Renaissance La Jolla (PRD & PCD)	112.96	2,500 DU 50,000 SF – Neighborhood Commercial
Open Space Easement	15.06	
42. La Jolla Gateway (PCD) ^{7c}	75.35	396,305 SF - Office
Congregation Beth Israel ^{7c}		2,165 SF – Chapel 62,931 SF – Sanctuary/Temple School
43. University Towne Centre	75.35	1,811,409 SF – Regional Commercial GLA 300 DU ⁽⁹⁾
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan ⁸	54.00	178,000 SF – Neighborhood/Community Commercial
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3	8.61	211 DU
Open Space Easement	13.60	

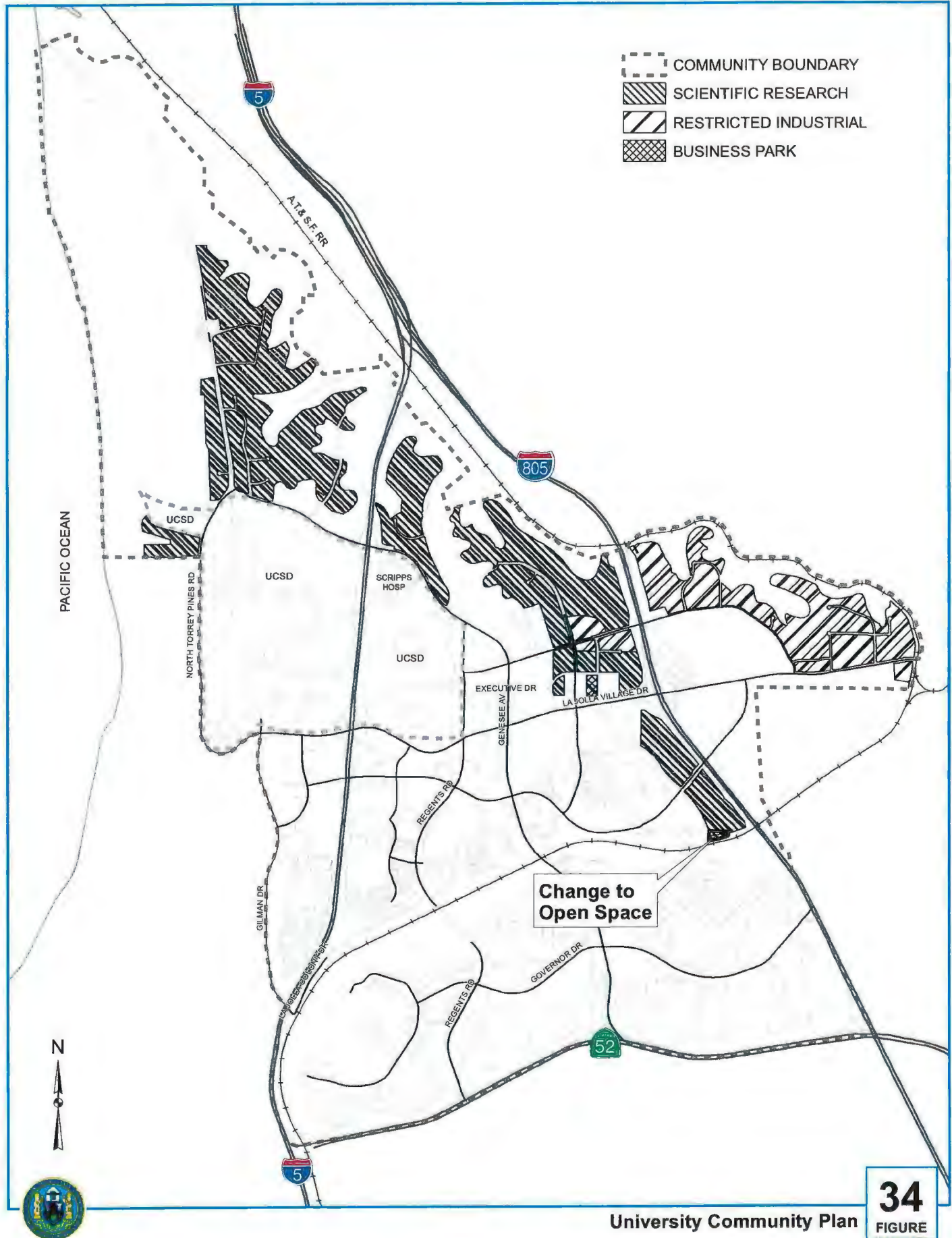
(7a) ADTs from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892); 345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 820797); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

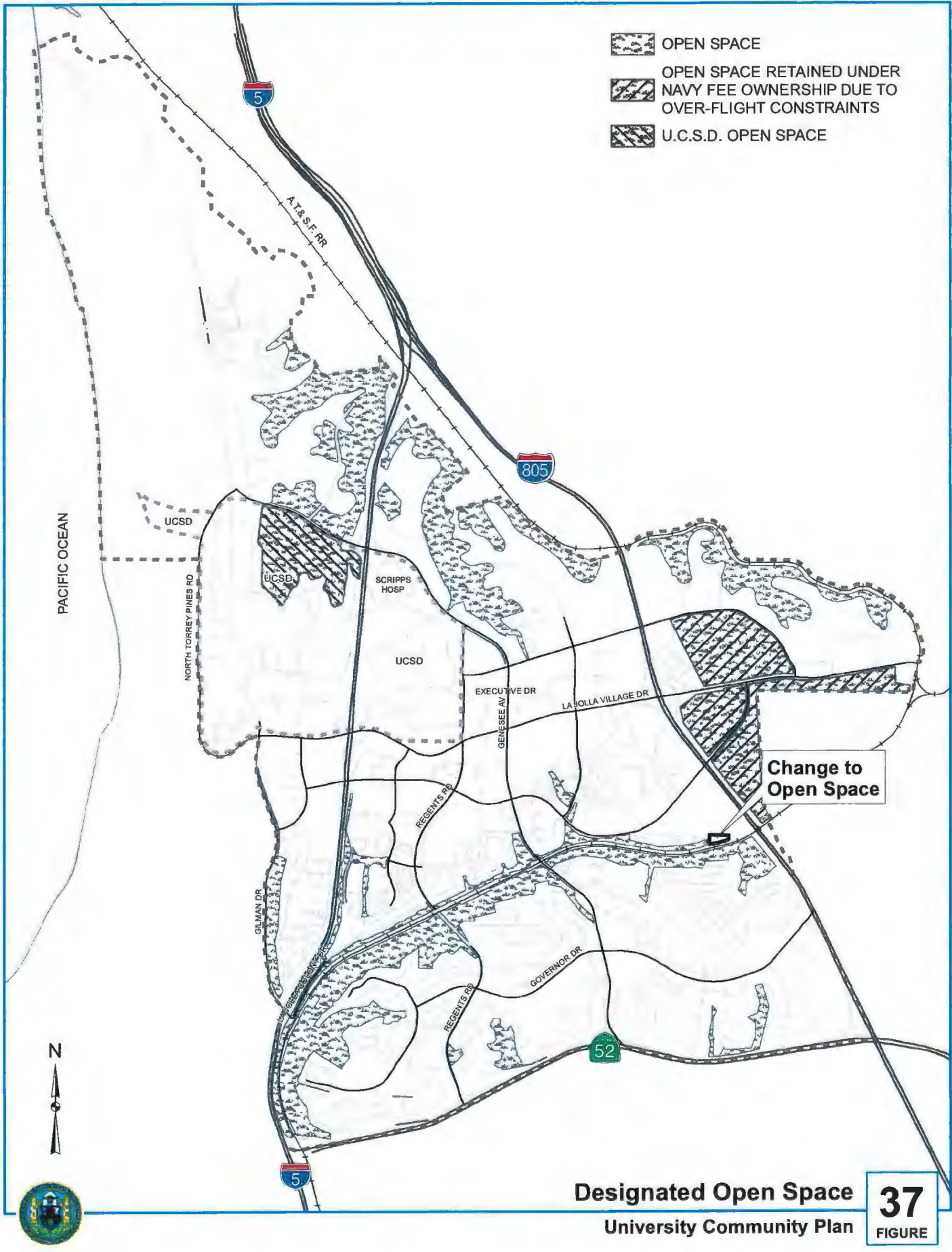
(7b) ADTs from Irvine Company owned parcel 345-012-09, Subarea 35 (PCD 83-0131) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10

(7c) ADTs from Irvine Company owned parcels 345-011-15 & 16, Subarea 42 (PCD 82-0707) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10. Congregation Beth Israel not a part of ADT Shift.

(8) After 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, 2,602 unused ADT remain with Costa Verde Specific Plan Area.

(9) This property is subject to an approved Master Planned Development Permit (MPDP), which permits adjustment to the levels of retail and residential development (up to 300 units) within the intensity envelope for the property defined by the MPDP.





Designated Open Space
University Community Plan

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 2.7 ACRES LOCATED SOUTHEASTERLY OF NOBEL DRIVE AND SHORELINE DRIVE, WEST OF INTERSTATE 805, AND NORTH OF ROSE CANYON OPEN SPACE, IN THE UNIVERSITY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE IP-1-1 ZONE (INDUSTRIAL PARK) INTO THE OP-2-1 ZONE (OPEN SPACE-PARK), AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0602; AND REPEALING ORDINANCE NO. 17989 (NEW SERIES), ADOPTED SEPTEMBER 27, 1993, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, the City of San Diego desires to accept the donation of real property to be used for open space; NOW, THEREFORE,

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

Section 1. That 2.7 acres located southeasterly of Nobel Drive and Shoreline Drive, west of Interstate 805 and north of Rose Canyon Open Space and legally described in Exhibit A, a copy of which is attached hereto, in the University Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4316, filed in the office of the City Clerk as Document No.

OO-_____, are rezoned from the Industrial Park IP-1-1 zone to the Open Space-Park OP-2-1 zone, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1

Division 2. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 17989 (New Series), adopted September 27, 1993, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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

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

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No.INSERT PROJECT NUMBER~
O-INSERT~
Form=inloto.frm(61203wct)

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By_____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO
SETTING ASIDE AND DEDICATING 2.7 ACRES LOCATED
SOUTHEASTERLY OF NOBEL DRIVE AND SHORELINE DRIVE, WEST OF
INTERSTATE 805, AND NORTH OF ROSE CANYON OPEN SPACE, IN
THE UNIVERSITY COMMUNITY PLAN AREA, IN THE CITY OF SAN
DIEGO, CALIFORNIA, AS PARK LAND.

WHEREAS, San Diego Charter section 55 provides that all real property that is owned in fee by the City that is dedicated by ordinance for park and recreation purposes shall not be used for any but park and recreation purposes without a changed use or purpose being authorized by a two-thirds vote of the people; and

WHEREAS, FERMANIAN FAMILY FOUNDATION and LA JOLLA INVESTMENT COMPANY, LLC will transfer title to 2.7 acres of real property ("Property") to the City of San Diego for park and recreation purposes 50 days after City Council adoption of O-_____, approving the rezone of the real property intended for park and recreation purposes; and

WHEREAS, the City of San Diego believes that the donation of the Property for park and recreation purposes will benefit the City as a whole, and in particular, the University community, since the Property will serve as a critical addition to the existing Rose Canyon Open Space Park; NOW, THEREFORE,

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

Section 1. That the Property located southeasterly of Nobel Drive and Shoreline Drive, west of Interstate 805 and north of Rose Canyon Open Space and legally described in Exhibit A, a copy of

which is attached hereto, in the University Community Plan area, in the City of San Diego, California, is set aside and dedicated in perpetuity for park and recreation purposes.

Section 2. That the Real Estate Assets Division has determined:

- a. The appraised value of the Property is \$_____.
- b. There are no potential liabilities associated with the donation for park and recreation purposes.
- c. The Park and Recreation Department can and will accommodate any potential maintenance obligations related to the Property.

Section 3. That the Council of the City of San Diego hereby accepts the donation of the Property and specifically reserves the right to establish underground public service easements through and across the Property so long as the construction and maintenance of such easements do not substantially negatively impact the availability of the Property for use for park and recreation purposes.

Section 4. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 5. That this ordinance shall take effect and be in force on the thirtieth day from the date that title to the Property has transferred to the City of San Diego.

Section 6. That the City Clerk is authorized and directed to file for record in the office of the San Diego County Recorder a certified copy of this ordinance against the title of the Property after title has transferred to the City of San Diego.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Attorney name

Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No.INSERT PROJECT NUMBER~

O-INSERT~

Form=inloto.frm(61203wct)

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND

City Clerk

By_____

Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on September 12, 2012, Kilroy Realty Corporation submitted an application to Development Services Department for a Community Plan Amendment, Rezone, Planned Development Permit No. 1586342 and Site Development Permit No. 1586343, amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and Planned Industrial Development/Resource Protection Overlay Zone Permit Nos. 82-0172, 86-0253 and 88-0076 and dedication of land for park purposes for the 9455 Towne Centre Drive project (Project); and

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

WHEREAS, the issue was heard by the City Council of the City of San Diego on [to be filled in]; and

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

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 291342 (Declaration) prepared for this Project; NOW

THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego it is certified the Declaration 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 Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council of the City of San Diego in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council of the City of San Diego hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council of the City of San Diego in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk.

BE IT FURTHER RESOLVED, that City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of O-_____ rezoning the site from the existing IP-1-1 Zone into the OP-2-1 Zone.

ATTACHMENT 8

(R-[Reso Code])

APPROVED: MARA W. ELLIOTT, City Attorney

By: _____
Deputy City Attorney

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

PLANNED DEVELOPMENT PERMIT NO. 1586342 and
SITE DEVELOPMENT PERMIT NO. 1586343

PROJECT NO. 291342

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 291342 shall be made conditions of Planned Development Permit No. 1586342 and Site Development Permit No. 1586343, amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and PID/RPOZ Permit Nos. 82-0172, 86-0253 and 88-0076 as may be further described below.

V. MITIGATION MONITORING AND REPORTING PROGRAM:**A. GENERAL REQUIREMENTS – PART I****Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>.
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs.

The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200.**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 421722 and/or Environmental Document Number 421722, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT**

OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontological Resources	Monitoring Report(s)	Paleontology Site Observation
Transportation/Traffic	Bond	City Engineer Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/TRAFFIC

Prior to issuance of a building permit, the owner/permittee shall assure by permit and bond the widening of the southbound approach and construction of a dedicated southbound to westbound right turn lane at the intersection of Towne Centre Drive and La Jolla Village Drive. Improvements must be completed and accepted by the City Engineer prior to the issuance of the Certificate of Occupancy.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

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

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction

documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

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

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

(R-2017-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and to the University Community Plan to increase the development intensity on the project site by transferring development intensity assigned to another parcel in Subarea 37 to the project site in Subarea 12; and

WHEREAS, KILROY REALTY, L.P., a Delaware Limited Partnership, requested an amendment to the General Plan and the University Community Plan to facilitate the Towne Centre Drive project located at 9455 Towne Centre Drive, and legally described as Parcel 3 of Parcel Map No. 16265, according to Map thereof No. 16255, filed October 18, 1990, in the University Community Plan area, in the IP-1-1 zone, City of San Diego, County of San Diego, State of California; and

WHEREAS, the Planning Commission of the City of San Diego recommended approval of the proposed amendment to the General Plan and the University Community Plan; and

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

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

ATTACHMENT 9

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendment to the General Plan.

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

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2016-_____

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CITY COUNCIL RESOLUTION NO. _____

PLANNED DEVELOPMENT PERMIT NO. 1586342 and SITE DEVELOPMENT PERMIT NO. 1586343
Amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and
PID/RPOZ Permit Nos. 82-0172, 86-0253 and 88-0076

TOWNE CENTRE DRIVE - PROJECT NO. 291342

[MMRP]

WHEREAS, KILROY REALTY, L.P., a Delaware Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit No. 1586342 and Site Development Permit No. 1586343, amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and PID/RPOZ Permit Nos. 82-0172, 86-0253 and 88-0076 to demolish an existing 47,091 square-foot office building and develop a five-story, 150,000 square-foot office building with structured parking, outdoor employee amenity space, including a lounge deck, outdoor seating area, landscaping and other improvements, known as the Towne Centre Drive project (Project), located at 9455 Towne Centre Drive in the IP-1-1 zone and the Airport Land Use Compatibility Overlay Zone, within the University Community Plan area; and

WHEREAS, the Project site is legally described as Parcel 3 of Parcel Map No. 16265, according to Map thereof No. 16255, filed October 18, 1990; and

WHEREAS, the Project includes approval of a Community Plan Amendment No. 1620745 to allow for the transfer of average daily traffic (ADT) to increase the University Community Plan allocated development intensity at the Project site; and

WHEREAS, on February 16, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1586342 and Site Development Permit No. 1586343, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

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

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1586342 and Site Development Permit No. 1586343:

Planned Development Permit SDMC §126.0604

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

The Towne Centre Drive project (Project) will demolish the existing office building and redevelop the site with a five-story 150,000 square-foot scientific research/office building. The Project will provide outdoor employee amenity space, including a lounge deck, outdoor seating area, landscaping and other improvements. The Project will provide 600 parking spaces, include 12 accessible spaces, 60 spaces for carpool and zero emission vehicles, 18 parking spaces designated specifically for electric vehicles (nine of the eighteen will include electrical equipment installed to provide active electric vehicle charging); and seven motorcycle spaces. The Project will provide 35 short-term bicycle parking spaces and 35 long-term bicycle parking spaces, for a total of 70 bicycle parking spaces. Additionally, the Project will provide 35 short-term bicycle parking spaces and 35 long-term bicycle parking spaces, for a total of 70 bicycle parking spaces.

The 3.9-acre proposed Project site is designated as Scientific Research in the University Community Plan. The General Plan designates the Project site as Industrial Employment and Prime Industrial Land.

The Project site, which is located in Subarea 12 of the University Community Plan, will be redeveloped with 150,000 square feet of development. The 102,909 square footage increase includes 36,687 square feet transferred from Off-site Transfer Area A in Subarea 12 through this Planned Development Permit, and 49,482 square feet transferred from Off-site Transfer Area B in Subarea 37 through the Community Plan Amendment which is concurrently processed with this Project. The overall development intensity of the University community will thus be increased by 16,740 square feet, and the development intensity of Subarea 12 will be increased by 66,222 square feet (49,482 square feet of which will be transferred from

Off-site Transfer Area B). The Community Plan Land Use and Development Intensity table (Table 3) will be modified to show an increase in Subarea 12 from 2,356,990 square feet to 2,423,212 square feet.

Off-site Transfer Area A, which is Eastgate Technology Center Lots 5A, 5B, and 5C in Subarea 12 of the University Community Plan, is developed with scientific research uses. Off-site ADT Transfer Area B is undeveloped and vegetated in native and non-native habitats similar to adjacent undeveloped areas to the north, east, and south of that parcel. Off-site ADT Transfer Area B is privately owned and will be deeded to the City for Dedication as Park land as part of the Project. The Project does not propose any new development or changes to either Off-site ADT Transfer Area A or Area B. The Community Plan Amendment will change the designation of Off-site ADT Transfer Area B from Industrial to Open Space.

The Project will not adversely affect the applicable land use plan since the increase in development intensity on the Project site is accommodated by the Community Plan Amendment, this Planned Development Permit and the ADT transfers from Off-site Transfer Area A and Area B. The increase in development intensity on the Project site will not result in any significant transportation/traffic impacts with implementation of the proposed mitigation. Further, the proposed Project is consistent with the site's existing Scientific Research designation in the University Community Plan. The new development of the site is consistent with the land use designation and all other relevant policies of the University 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 Planned Development Permit contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to ensure that construction will comply with all regulations, and the inspection of construction to ensure the Project will comply with all regulations. As a result, the proposed Project 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 complies with all development regulations of the applicable zone, with one exception. The Planned Development Permit will allow a deviation from the City's Landscape Regulations (SDMC Sec. 142.0406, Table 142-04D), which requires one tree to be planted within thirty feet of each parking space on the upper level of a parking structure. The Project proposes the use of solar shade structures on the upper level of the parking structure

instead of planting trees in raised planters. These structures will serve the same purpose as trees by providing shade for the upper deck of the parking garage, will increase the amount of shade produced on the upper deck of the parking garage, and concurrently will allow the Project to reduce its greenhouse gas emissions by being fitted with photovoltaic solar panels for the generation of electricity on the site. The generation of shade on the roof of the parking garage and generation of electricity on the site represents a benefit of the Project that without the deviation will not be realized. The Project will result in a more desirable project than will be achieved if designed in strict conformance with the development regulations of the applicable zone. The Planned Development Permit is also required to amend the Planned Industrial Development Permit No. 90-0892. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Site Development Permit SDMC §126.0504

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

The 3.9-acre proposed Project site is designated as Scientific Research in the University Community Plan. The General Plan designates the Project site as Industrial Employment and Prime Industrial Land. The project includes approval of a Community Plan Amendment to allow for the transfer of average daily traffic (ADT) to increase the University Community Plan allocated development intensity at the Project site and to designate an off-site parcel as Open Space. A Site Development Permit is required where new development includes a land use plan approval within the Airport Land Use Compatibility Overlay Zone.

The Project site, which is located in Subarea 12 of the University Community Plan, will be redeveloped with 150,000 square feet of development. The 102,909 square footage increase includes 36,687 square feet transferred from Off-site Transfer Area A in Subarea 12 through this Planned Development Permit, and 49,482 square feet transferred from Off-site Transfer Area B in Subarea 37 through the Community Plan Amendment which is concurrently processed with this Project. The overall development intensity of the University community will thus be increased by 16,740 square feet, and the development intensity of Subarea 12 will be increased by 66,222 square feet (49,482 square feet of which will be transferred from Off-site Transfer Area B). The Community Plan Land Use and Development Intensity table (Table 3) will be modified to show an increase in Subarea 12 from 2,356,990 square feet to 2,423,212 square feet.

Off-site Transfer Area A, which is Eastgate Technology Center Lots 5A, 5B, and 5C in Subarea 12 of the University Community Plan, is developed with scientific research uses. Off-site ADT Transfer Area B is undeveloped and vegetated in native and non-native habitats similar to adjacent undeveloped areas to the north, east, and south of that parcel. Off-site ADT Transfer Area B is privately owned and will be deeded to the City for Dedication as Park land as part of the Project. The Project does not propose any new development or changes to either Off-site ADT Transfer Area A or Area B. The Community Plan Amendment which is concurrently processed with this Project will change the designation of Off-site ADT Transfer Area B from Industrial to Open Space.

The Project will not adversely affect the applicable land use plan since the increase in development intensity on the Project site is accommodated by the Community Plan Amendment, this Planned Development Permit and the ADT transfers from Off-site Transfer Area A and Area B. The increase in development intensity on the Project site will not result in any significant transportation/traffic impacts with implementation of the proposed mitigation. Further, the proposed Project is consistent with the site's existing Scientific Research designation in the University Community Plan. The new development of the site is consistent with the land use designation and all other relevant policies of the University Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan. For additional information see Planned Development Permit Finding No. 1, above.

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

Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to ensure that construction will comply with all regulations, and the inspection of construction to ensure the Project will comply with all regulations. As a result, the proposed Project will not be detrimental to the public health, safety, and welfare. For additional information see Planned Development Permit Finding No. 2, above.

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

The Planned Development Permit will allow a deviation from the City's Landscape Regulations (SDMC Sec. 142.0406, Table 142-04D), which requires one tree to be planted within thirty feet of each parking space on the upper level of a parking structure. These structures will serve the same purpose as trees by providing shade for the upper deck of the parking garage, will increase the amount of shade produced on the upper deck of the parking garage, and concurrently will allow the Project to reduce its greenhouse gas emissions by being fitted with photovoltaic solar panels for the generation of electricity on the site. The proposed development will comply with all other relevant regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. For additional information see Planned Development Permit Finding No. 3, above.

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

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1586342 and Site Development Permit No. 1586343 is granted to KILROY REALTY, L.P., a Delaware Limited

Partnership, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By

[Attorney]

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

Document No:

DRAFT

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003121

PLANNED DEVELOPMENT PERMIT NO. 1586342 and
SITE DEVELOPMENT PERMIT NO. 1586343

TOWNE CENTRE DRIVE PROJECT NO. 291342 [MMRP]

Amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and
PID/RPOZ Permit Nos. 82-0172, 86-0253 and 88-0076

CITY COUNCIL

This Planned Development Permit No. 1586342 and Site Development Permit No. 1586343, amending Planned Industrial Development/Resource Protection Ordinance Permit No. 90-0892 and PID/RPOZ Permit Nos. 82-0172, 86-0253 and 88-0076, is granted by the City Council of the City of San Diego to KILROY REALTY, L.P., a Delaware Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0504. The 3.9-acre site is located at 9455 Towne Centre Drive in the IP-1-1 zone of the University community plan. The project site is legally described as Parcel 3 of Parcel Map No. 16265, according to Map thereof No. 16255, filed October 18, 1990.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing 47,091 square-foot office building and development of a five-story, 150,000 square-foot office building with structured parking, outdoor employee amenity space, including a lounge deck, outdoor seating area, landscaping and other improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 47,091 square-foot office building and development of a five-story, 150,000 square-foot office building with structured parking, outdoor employee amenity space, including a lounge deck, outdoor seating area, landscaping and other improvements; and
- b. A deviation from SDMC Sec. 142.0406, Table 142-04D to allow solar shade structures fitted with photovoltaic solar panels for the generation of electricity on the site on the upper

level of the parking structure instead of planting trees within thirty feet of each parking space; and

- c. Transfer of average daily traffic to increase the University Community Plan allocated development intensity at the Project site (per companion item CPA No. 1620745); and
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Off-street parking; and
- f. 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 of City Council approval. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

11. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a legally binding agreement (Agreement) with the owner of Eastgate Technology Center Lot 5A, 5B and 5C regarding the transfer ADT (development intensity) from transfer property (donor) to the Project site (recipient). The Agreement shall be recorded on the title of each property and copies of the recorded Agreement provided to the Development Services Department.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

12. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

13. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented, to the satisfaction of the Development Services Department.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. 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.

15. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 291342, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 291342, 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:

TRANSPORTATION/TRAFFIC
PALEONTOLOGICAL RESOURCES

AIRPORT REQUIREMENTS:

17. Prior to issuance of any grading or building permits the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

ENGINEERING REQUIREMENTS:

18. Prior to the building occupancy, the Owner/Permittee shall dedicate an additional 2.5 feet of property for public right-of-way, along the project frontage on Towne Centre Drive, to provide a minimum of ten feet curb-to-property-line distance, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of the two existing driveways with a maximum twenty-six-foot-wide City standard driveway, on Towne Centre Drive and Eastgate Mall, satisfactory to the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of a twenty-six-foot-wide City standard driveway, on Judicial Drive, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drains located within the City's right-of-way, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 of the San Diego Municipal Code.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a technical report subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
25. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
26. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, 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.
28. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

29. The project proposes to export 52,610 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to the Exhibit "A."

31. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall provide a minimum forty-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

32. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

33. Prior to issuance of any construction permits for building structures (including building shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a minimum forty square foot area around each tree which is unencumbered by hardscape and utilities. Design of shade structure as shown on the top floor of the proposed parking structure shall be designed and constructed such that the shade material and/or construction members cast a minimum of fifty percent shade density on the roof surface.

34. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

35. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

36. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

37. The Owner/Permittee shall maintain all landscape improvements within the public right-of-way adjacent to the property as shown on Exhibit "A."

38. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

39. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

40. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

41. 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:

42. The Owner/Permittee shall maintain a minimum of 600 parking spaces, to include 12 accessible spaces; 18 parking spaces for electric vehicles, nine of which would include electrical equipment installed to provide active electric vehicle charging; 60 carpool/vanpool and low emitting/fuel efficient vehicles spaces; and seven motorcycle spaces. Additionally, the Project would provide 35 short-term bicycle parking spaces and 35 long-term bicycle parking spaces, for a total of 70 bicycle parking spaces as shown on the project's Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

44. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new reclaimed irrigation service within Towne Centre Drive adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

46. Prior to the issuance of any building permit, 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 Director of Public Utilities and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

49. 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.

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.
- This property will be assessed a Maintenance Assessment District fee for landscape maintenance within the Eastgate Maintenance Assessment District.

APPROVED by the City Council of the City of San Diego on _____ and R-_____.

Permit Type/PTS Approval: PDP No. 1586342 & SDP No. 1586343

Date of Approval: ____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris Dye
Development Project Manager

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

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

KILROY REALTY, L.P.,
a Delaware Limited Partnership
Owner/Permittee

By _____
Robert Little
Senior Vice President

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

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

SCRIPPS OFFICE BUILDING

10010 Campus Pointe Dr., 1st floor

6 P.M. February 9, 2016

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Alison Barton (AB), Ash Nasser (AN), Rebecca Robinson (RR), Kristopher Kopensky (KK), Donna Andonian (DA), Roger Cavanaugh (RC), Alice Buck (AB), Ryan Perry (RP), Jason Moorhead (JM), Kristin Camper (KC), Anu Delouri (AD), Petr Krysl (PK), Mary McGuirk (MM), and Dan Monroe (DM).

Directors absent: Isabelle Kay (IK) .

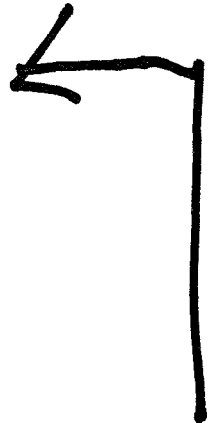
1. **Call the Meeting to Order-** Janay Kruger, Chair
 - a. Time: 6:06 PM
2. **Pledge of Allegiance followed by Moment of Silence**
3. **Agenda-** Call for additions/deletions: Adoption
 - a. Removal of UCSD information item

Motion: Motion to approve as amended by MB and seconded by RP.
Vote: Unanimous, motion passed.
4. **Approval of Minutes-** January, 2016
 - a. BR had a typo correction and requested adding that he stated that he is not running for re-election.

Motion: Motion to approve as amended by KK and seconded by DA.
Vote: 16 in favor, 1 abstention, motion passed.
5. **Announcements - Chair Letters/meetings**
 - a. SDPD Update
 - i. Reminder to stay on the line for "pocket dials" of 911, recent study identified that 20% of calls were "pocket dials"
 - b. JK updates
 - i. Regency Committee – Jerry Bischoff, with The VI would like to join the committee and he has completed the COW
 - ii. Two City letters regarding speed limit changes reviewed
 - iii. Station 50 update
 - iv. Recap of emails reviewed regarding the UCSD SANDAG signage naming process
 - c. Elections for UCPG Executive Committee:
 - i. Nominations by February 9, 2016
 - ii. Election March 8, 2016 5-8 P.M.
 - iii. Nominations to-date:
 1. R1C resident
 - a. Nancy Groves spoke
 - b. Glen Martin spoke
 - c. Lou Rodolico spoke
 2. R2C resident
 - a. Isabelle Kay - absent
 3. R3-C resident

- a. Alice Buck spoke
 - 4. B1-C business
 - a. Nan Madden, Montessori Academy spoke
 - 5. B2-C business
 - a. Kris Kopensky, The Irvine Company spoke
 - 6. B3-C business
 - a. Jason Moorhead, Alexandria Real Estate spoke
 - 7. Because of resignation B3-B
 - a. Ross Caulum running, Scripps Health spoke
 - b. 2 years left to finish Bruce Rainey's term
- iv. Nominations from the floor
 - 1. None
 - v. Nominations must be received by midnight 2/9.
- d. **UCSD - Anu Delouri**
 - i. Updates on projects
 - ii. Request for comments and questions
- e. **SANDAG -**
 - i. Working on construction plans for mid coast project
- f. **City Traffic Department - TBA**
 - i. Later in the meeting
- g. **Membership Report - John Bassler/JK**
 - i. Review of election rules
- h. **Councilperson Sherri Lightner - Kyle Heiskala**
 - i. Budget adds suggested:
 - 1. Code enforcement
 - 2. Extension to 24 hours for the Rapid Response Team and extension of pool hours
 - ii. City owned parcels going to committee for possible sale
 - 1. One in Torrey Pines
 - 2. Another off of Campus Pointe
 - iii. Discussion on mystery smell in South UC area, source not yet discovered
 - iv. Genesee/LJVD pedestrian bridge was struck yesterday, it has been inspected by an Engineer and is safe
 - v. JK - When they approved the extra \$500k for Regents Road, they also approved a crosswalk at LJVD, Kyle's response was "possibly"
 - vi. PK: Can you help with flooding issues during heavy rain? A: I will look into that
 - vii. AN: Hearing about car window break ins on the rise, are you aware? A: I am sure SDPD is aware but please contact them with questions
 - viii. AW: Can we discuss the City land sale at the end of the meeting? JK: Yes
 - ix. Discussion on undergrounding utilities
 - x. PK: Question on zoning. JK: Explanation of process. Community: I would suggest that feedback is provided ahead of the sale
- i. **Further updates - JK**
 - i. Regency has not yet submitted plans so there will not be a meeting soon
- j. **Supervisor Dave Roberts - Janie Hoover**
 - i. Absent
- k. **Senator Marty Block - Sarah Fields**
 - i. Absent

- l. **Assemblywoman Toni Atkins - Deanna Spain**
 - i. Absent
- m. **52nd Congressman Scott Peters - Hugo Carmona**
 - i. Absent
- n. **MCAS Miramar - K. Camper**
 - i. Update on trespassing, over 50 bikes confiscated
 - ii. Reiterating that the West Miramar area continues to be vandalized and enforcement is coming to that area as well
- o. **Planning Department - Dan Monroe**
 - i. Will speak later in meeting
- 6. **Public Comment:** Non-Agenda Items 3 minutes per speaker
 - a. Community person running for City Council, Louis Rodolico, spoke
 - b. Community person spoke on fire station 50 location, proposing a new area that is central to the area that is west of the middle school
- 7. **Information Item:** Transportation Study Update to amend the University Community Plan Circulation Element
 Presenter - Dan Monroe, City of San Diego
 - a. Review of transportation study that has been submitted
 - b. They are studying existing deficiencies in the system and the four scenarios proposed while performing models for 2035 including the eventual trolley
 - c. JK: What is our worst intersection? A: Genessee and Governor. JK: Not LJVD and Genessee? A: That is a close tie
 - d. Community: Conversation and concern on timing of traffic counts
 - e. Several locations of concern discussed
 - f. Community: Offering opinion on pollution due to cars, recommending an EV only lane install
- 8. **Information Item:** Mid Coast Trolley Construction Update
 Presenter- John Haggerty, Frank Oswainy, Terry Martin SANDAG
 - a. Review of construction scope
 - b. Phase I, underground utilities
 - i. Lanes will be available during the day
 - ii. Some lanes closed at night
 - iii. March 2016 - June 2017
 - iv. JK: We don't want staging on our streets and construction workers parking on the street
 - c. Phase II, Genessee Ave Widening
 - i. Done in blocks (4)
 - ii. Day work will not impede lanes or turn lanes
 - d. Phase III, Genessee Viaduct down the middle of Genessee
 - i. 9/17 - 10/19
 - e. Phase IV, Track and System all raised above traffic
 - i. 10/19- 6/21
- 9. **Action Item:** Kilroy Office 9455 Towne Center Drive
 Presenter- Jamas Gwilliam & Kim Elliott, Vice Presidents/Development
 Kilroy Realty
 - a. JK recused from this portion of the meeting and the conversation was run by MB
 - b. Review of project presented last month
 - c. Plans have been processed and process comments are signed off, working on environmental documents



- d. Review of parking garage elevation
- e. Review of trips, found property with available trips on south side of Nobel, agreement in place to purchase the property
- f. AB: What would you do with the property that you bought? A: We would not develop it, we would like it to be dedicated space.
- g. MB and RC: We would like to see a plan for the additional land
- h. Community: They found the trips but they are on Nobel and now they end up on Eastgate drive
- i. AW: Does the parcel have a name?
- j. RC: What kind of appetite does the City have for keeping this land as open space? A: (DM) It could be done as part of the community plan amendment
- k. RP: Where is the access to this parcel? A: Originally under the adjacent residential ownership, so there is no current access
- l. Community: I support this and would like to see other developers do something similar. I would like to see a motion that makes this contingent on it being dedicated
- m. AW: Would this land have to be donated to the City in order for it to be open space? A: Unsure
- n. JB: Dan, would the City have an issue with the tax ramifications? A: I think that the development potential is difficult so this is a great idea
- o. PK: What if Kilroy commits not to sell the land otherwise? MB: We would need a covenant or some type of agreement

Motion: Motion to approve the project with four conditions being met; Kilroy closes escrow on the 2.79 acre parcel south of Nobel Drive and East of Lucera Condominium community, that the parcel include at least 800 ADT's attached to the parcel and that they are transferred to 9455 Towne Centre Dr, that as part of the plan amendment that the land be rezoned or dedicated as open space, and that the land be dedicated through perpetuity as dedicated open space by AW and seconded by NG.

Vote: 14 in favor, 2 recusals, and 1 abstention, motion passed.

10. **Information Item:** 9333-9339 Genesee Ave. Increase medical office use

Presenter- Nancy Daniels, Project Manager, Robin Madaffer, San Diego Land Law

- a. Review of need for more medical, requesting the removal of the cap on medical space for the project
- b. There are increased trips but they are spread out through the day
- c. Discussion on parking options
- d. JK: Does this include the Aventine square footage? A: It does not as it is not a dedicated medical
- e. RP: Discussion on his perspective of the parking issues on the project
- f. AN: How many suites do you have? A: About 50
- g. JB: It is all about trips, where are you going to get the trips? A: No answer

11. **Action Item:** Verizon, CUP, Process 4 8775 Costa Verde Blvd.

Remove & replace 9 antennas and add 3 antennas, screened on the roof

Presenter - Monica (Last name not identified)

- a. Review of project

Motion: Motion to approve by MB and seconded by AN.

Vote: Unanimous, motion passed.

12. **Ad Hoc Committee Reports**

- a. Bicycle Safety Committee - Petr Krysl and Andy Wiese
 - i. None



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

9455 Towne Centre Drive Redevelopment

Project No. For City Use Only

291342

Project Address:

9455 Towne Centre Drive, San Diego, CA 92121

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

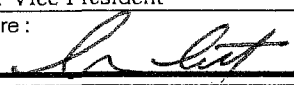
Project Title: 9455 Towne Centre Drive Redevelopment	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

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): Kilroy Realty, L.P., a Delaware Limited Partnership <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3611 Valley Centre Drive, Suite 550 City/State/Zip: San Diego, CA 92130 Phone No: (858) 523-0300 Fax No: (858) 523-0310 Name of Corporate Officer/Partner (type or print): Steve Scoott Title (type or print): Senior Vice President Signature:  Date: 8/1/2012	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

Kilroy Realty Corporation
Corporate Officers

October 4, 2011

<u>Name</u>	<u>Office</u>
John Kilroy, Jr.	President and Chief Executive Officer
Chris Corpuz	EVP of Strategic Initiatives
Jeff Hawken	EVP, COO and Assistant Secretary
Eli Khouri	EVP and Chief Investment Officer
Tyler Rose	EVP, CFO and Secretary
John Fucci	Senior Vice President
Steve Scott	Senior Vice President
Justin Smart	Senior Vice President
Heidi Roth	SVP, Controller and Assistant Secretary
Rich Ambidge	Vice President Construction
James Axtell	Vice President
Heather Baboolal	Vice President
Walt Baynes	Vice President
Lance Coffey	Vice President
Brian Galligan	Vice President
Joe Hanen	Vice President
Nadine Kirk	Vice President
Chris Krogh	Vice President
Robert Little	Vice President
Stan Low	Vice President
Joseph Magri	Vice President & Corporate Counsel
Rick Mount	Vice President
Michelle Ngo	Vice President and Treasurer
Randy Noblitt	Vice President
Robert Palmer	Vice President
Mike Sanford	Vice President Northern Calif. & Pacific Northwest
Mike Shields	Vice President Pacific Northwest
Merryl Thompson	Vice President
Bill Wendt	Vice President

RECORDING REQUESTED BY:
COMMONWEALTH LAND TITLE COMPANY
AND WHEN RECORDED MAIL TO:

4609 DOC # 2001-0020811

Jan 12, 2001 12:09 PM

pl
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TT
1com
Kilroy Realty, L.P.
3811 Valley Centre Drive, Suite 300
San Diego, CA 92130



2001-0020811

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
REGORY J. SMITH, COUNTY RECORDER
FEES: 3444.00
DC: AFNF

THIS SPACE FOR RECORDER'S USE ONLY:

343-122-16-00

ESCROW NO. 1047661-BW

TITLE ORDER NO. 1047661.4

APN #

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$3,410.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of San Diego, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE CITY OF SAN DIEGO

do(es) hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

KILROY REALTY, L.P., a Delaware Limited Partnership

the real property in the City of San Diego, County of San Diego, State of California, described as:
Parcel 3 of Parcel Map No. 16265, in the City of San Diego, County of San Diego, State of California,
according to map thereof filed in the Office of the County Recorder of San Diego County, October 18,
1990.

DATED December 19, 2000
STATE OF CALIFORNIA
COUNTY OF _____

On _____

before me, _____

a Notary Public in and for said State, personally appeared

THE CITY OF SAN DIEGO

[Signature]
1-4-01

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Mail tax statements to: Kilroy Realty, L.P., 3811 Valley Centre Drive, Suite 300, San Diego, CA 92130

See Attached

PLANNED INDUSTRIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE
PERMIT NO. 90-0892
AMENDMENT TO PID/RPOZ PERMIT NOS. 82-0172, 86-0253 AND 88-0076
PLANNING DIRECTOR

This Planned Industrial Development/Resource Protection Ordinance Permit is granted by the Planning Director of the city of San Diego to THE CITY OF SAN DIEGO, a municipal corporation (Owner/Permittee), pursuant to Section 101.0920 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct and operate a planned industrial development located on the north and south sides of Eastgate Mall, between Genesee Avenue and I-805 freeway, described as Eastgate Technology Park Units 1, 2 and 3, a portion of Pueblo Lots 1317, 1318, 1321 and 1351, Miscellaneous Map No. 36, in the SR, M-LI and R1-5000 (proposed SR and M-LI) Zone.
2. The facility shall consist of the following when completed:
 - a. Thirty-two industrial lots, individually graded and padded, on approximately 232.8 acres;
 - b. Two "mini-park" lots individually graded and padded on approximately 1.2 acres;
 - c. Light industrial research facility and corporate headquarters totaling a maximum of 2,543,655 square feet;
 - d. Landscaping;
 - e. Off-street parking; and
 - f. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. A condition of this Planned Industrial Development/Resource Protection Ordinance Permit is the recordation of final subdivision maps prior to the issuance of any building permits.
4. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A", dated November 18, 1991, on file in the Office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

ORIGINAL

5. Before issuance of any grading or building permits, a complete landscape and irrigation plan for all manufactured slopes shall be submitted to the Planning director for approval. The plans shall be in substantial conformity to Exhibit "A" dated November 18, 1991, on file in the Office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.
6. Grading for the project should be encouraged during the dry season (April 1 through October 31). Grading which occurs during the rainy season (November 1 to March 31) shall require special engineering techniques approved by the City Engineer, in addition to erosion-control measures contained in the City's Land Development Ordinance.
7. Manufactured slopes shall be hydroseeded with a native plant mixture similar in composition to the existing natural vegetation within 30 days following grading. Graded pad areas shall also be hydroseeded to prevent erosion in the event that construction of buildings does not occur within 30 days following grading and rehydroseeded as determined necessary by the Planning Department each October until construction of buildings does occur.
8. Developers of each lot shall contribute to the Facilities Benefit Assessment District. This fee shall be collected as a condition of building permit issuance.
9. The applicant did contribute to the City's Vernal Pool Preservation Program. The amount of contribution was \$14,000, based on a calculation of \$4,000 per acre of vernal pool habitat. Contribution was made a condition of approval of Unit I final subdivision maps.
10. Prior to the issuance of any building permits, a development plan package for each lot or group of lots shall be submitted to the Planning Director for approval. This development plan package shall also be reviewed and approved by the University Community Planning Group and shall include the following:
 - a. A completed Planned Industrial Development Permit Supplemental Application Form for each lot or group of lots proposed for development;

ORIGINAL

- b. Three (3) plot plans drawn in accordance with instructions contained in Planned Industrial Development Permit Supplemental Application Form;
 - c. Three (3) copies of drawings showing exterior building elevations, floor plans, roof plans, and building materials of all sides of all buildings, including signs;
 - d. Three (3) sets of floor plans depicting general use of the building(s); and
 - e. Three (3) copies of a landscape/irrigation plan preapproved by the Park and Recreation Department, Open Space Maintenance Division (contact 236-6953).
11. The number of parking spaces shall conform to regulations of the underlying zones. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked. Five percent of the parking located nearest to building entrances shall be designated as preferred parking for ride-sharers. This parking shall be indicated on development plan to be approved by the Planning Director.
12. The zoning, approximate net acres, and the maximum floor area and footprint allowable on each lot is shown on the following page. Any variance request which would result in the total site square footage of 2,543,655 being exceeded will require a community plan amendment. Individual square footage allocations may be revised between lots and approved by the Planning Director, providing that the total site square footage of 2,543,655 is not exceeded. A revised table detailing the square footage transfers must be submitted and included as an attachment to this permit to keep all information current and accurate.

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<u>Zone</u>	<u>Lot No.</u>	<u>Approx. Net PAD Acres</u>	<u>Maximum Building Area (Sq.Ft.)</u>	<u>Max. % Footprint</u>
SR	1A	0.79	8,500	25
SR	1B	2.15	52,000	25
SR	1C	2.52	61,000	25
SR	1D	2.47	60,000	25
SR	2A	2.20	54,000	40
SR	2B	2.40	59,000	40
SR	2C	2.80	68,000	40
SR	3A	2.20	54,000	40
SR	3B	2.70	66,000	40
SR	3C	3.30	81,000	40
SR	3D	3.30	81,000	40
SR	4A	3.43	51,000	40
SR	4B	1.90	46,000	40
SR	4C	2.25	55,000	40
SR	4D	2.23	54,000	40
SR	5A	2.20	53,000	40
SR	5B	2.80	68,000	40
SR	5C	3.30	73,000	40
Open Sp.	5D	0.40 gross	N/A	0
SR	6A	5.40	100,000	40
SR	6B	3.10	64,500	40
SR	7A	1.70	42,000	40
SR	7B	1.70	42,000	40
SR	7C	1.20	41,000	40
M-LI	8	6.90	167,000	25
SR	9	2.60	45,000	25
M-LI	10	0.86	14,100	40
M-LI	11	7.30	170,000	25
M-LI	12	13.20	322,000	25
M-LI	13	5.30	129,000	25
M-LI	14	3.60	88,000	25
M-LI	15	5.20	128,000	25
M-LI	16	6.00	146,555	25
Open Sp.	17	0.81 gross	N/A	0

ORIGINAL

13. Each development plan package shall become a part of Exhibit "A" on file in the Office of the Planning Department. The cumulative total floor area and proposed parking spaces for each phase shall be monitored by tenants and/or property owners to ensure that all conditions of the PID/RPO permit are met.
14. All uses shall be conducted within an enclosed building. Outdoor storage of material is permitted, provided the storage area is completely enclosed by walls, fences, buildings, landscape screening or a combination thereof. Walls or fences shall be solid and not less than six feet in heights; no merchandise, material or equipment shall be stored to a height greater than any screening. Landscape screening proposals shall require approval of the Planning Director. Building height shall not be more than 100 feet above pad elevation.
15. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air-conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.
16. No merchandise, supplies or equipment shall be stored on the roof of any building.
17. For all boundaries of the Planned Industrial Development/Resource Protection Ordinance Permit not immediately adjoining dedicated and improved public streets and highways, there shall be erected screening walls of solid materials or landscape screening, and the materials utilized shall be determined by the Planning Director.
18. Public utility distribution and similar systems and service facilities shall be located underground within the boundaries of the development as provided for in Section 102.0221 of the City of San Diego Municipal Code.
19. Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted.
20. All streets, alleys, walkways and public areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provisions

ORIGINAL

acceptable to the City shall be made for the preservation and maintenance of all streets, alleys, walkways and parking areas.

21. The development of each lot shall include in-plant food service facilities which are intended to serve employees and others affiliated with the primary use or uses of the premises.
22. Any restaurant or delicatessen permitted as an accessory use within this PID shall be oriented to or located in the interior of each lot. Signage for these food facilities shall be oriented away from public streets.
23. A minimum of 20 percent of each lot shall be devoted to landscaping.
24. Prior to the use or occupancy of any lot, all of the lot areas not devoted to buildings, structures, driveways, sidewalks, parking, outdoor storage, or loading areas shall be suitably landscaped.
25. A landscaped strip a minimum of five feet in width shall be installed and maintained along common property lines for adjoining lots. Trees used for landscaping in parking areas which are visible from the freeway or major arterials shall be spaced in windows designed to create view corridors into the site.
26. All landscaping plants must be chosen from the following list:

Temporary Hydroseed Mix

Plantago indica	Eschscholzia californica
Atriplex cordifolia	Dimorphotheca pluvialis

Permanent Hydroseed Mix

Plantago indica	Artemisia californica
Atriplex glauca	Baccharis sarothroides
Atriplex semibaccata	Salvia apiana
Dimorphotheca pluvialis	Mimulus puniceus
Encelia californica	Lotus scoparius (scarified)
Eschscholzia californica	Cassia coquiensis
Erigonum fasciculatum	Acacia greggii

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Vines and Groundcovers

Arctotheca calendula	Hymenocallis purpurea croceus
Baccharis pilularis	Hypericum calycinum
Delosperma alba	Lippia repens
Bougainvillea	Hedera helix
	Hibbertia scandens

Shrubs

Abelia grandiflora	Lantana montevidensis
Acacia redolens	Melaleuca nesophila
Ceanothus griseus	Plumbago auriculata
horizontalis	
Cotoneaster horizontalis	Prunus lyonii
Echium fastuosum	Rhus integrifolia
Heteromeles arbutifolia	Tecomaria capensis
Juniperus chinensis	Xylosma congestum
Carissa grandiflora	Pittosporum tobira
Moraea bicolor	Photinia fraseri
Raphiolepis indica	Nerium oleander

Trees

Acacia baileyana	Gleditsia triacanthos
Ceratonia siliqua	Pinus torreyana
Eucalyptus lehmannii	Rhus lancea
Eucalyptus rudis	Schinus molle
Eucalyptus cladocalyx	Tipuana tipu
Pinus halepensis	Ficus rubiginosa
Olea europaea	Cedrus deodara

Street Trees

Platanus acerifolia	Tristania conferta
Fraxinus velutina	Eucalyptus ficifolia
Jacaranda mimosifolia	Quercus ilex
Koelreuteria bipinnata	Ulmus parvifolium
Liquidambar styraciflua	

27. The development of each lot shall include an attractive, functional mini-park area for employees who bring their lunch. This area shall be 7,000 square feet in area, or ten percent of the developable area, whichever is less. This mini-park area may be credited toward the 20 percent landscape requirement of Condition 23, but shall not be the only landscaping on the site.
28. Each lot shall include secure bicycle storage, shower and locker facilities for employees.

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29. In addition, the following conditions shall apply to specific lots in the project:

- a. Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 3A and 3B shall be subject to a 100-foot setback from rear property line which shall be landscaped in accordance with Exhibit "A", dated December 19, 1988. This landscaping is to be maintained by the City of San Diego prior to sale or lease and by individual property owners/lessees after transfer. This landscaping may be credited toward the 20 percent landscape requirement of Condition 23.
- b. Land uses on lots other than 8, 9, 11, 14, 15 and 16 shall be limited to those allowed in the SR zone.
- c. Land uses on Lots 8, 9, 11, 14, 15 and 16 shall be limited to those allowed in the M-LI Zone. The following uses are prohibited on all lots:
 - (1) Acid manufacture
 - (2) Gas manufacture
 - (3) Petroleum refining and related activities
 - (4) Smelting of metals
 - (5) Concrete ready-mix plants
 - (6) Chilled water production
 - (7) Carpet or bag cleaning
 - (8) Toxic Chemical manufacturing
 - (9) Ice manufacture
 - (10) Food and kindred products manufacture
 - (11) Textile mill products manufacture
 - (12) Apparel manufacture
 - (13) Chemicals and allied products manufacture other than those licensed and controlled under federal, state and city laws.

ORIGINAL

- (14) Rubber and miscellaneous plastic products manufacture other than those licensed and controlled under federal, state and city laws.
 - (15) Any uses having a serious fire or explosive potential other than those licensed and controlled under federal, state and city laws.
 - (16) Any uses presenting a toxic hazard.
 - (17) Any use involving radioactive materials other than those licensed and controlled under federal, state and city laws.
- d. Office uses, except those limited to direct support of on-site SR and M-LI uses are excluded from Lots 1, 8, 9, 11, 12, 13, 14, 15 and 16.
 - e. The development of Lot 10 shall comply with the adopted Nexus Specific Plan in addition to the requirements of this PID.
- 30. The subdivider shall provide a number of traffic-generation studies at various times during the development of the project. These traffic-generation studies will be as required by the City Engineer, with a minimum of three being required. These studies will provide the necessary data for the review of further developments of this type. The final traffic-generation study should be conducted when Eastgate Technology Park is completely built out. These traffic-generation studies must count all trips entering and leaving the development for a minimum of seven consecutive days and shall conform to the San Diego Association of Governments (SANDAG) standard for traffic-generation studies.
 - 31. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
 - 32. Owners and/or property representatives of each lot shall be required to adhere to all Fire Department policies and requirements regarding access roadways for fire apparatus, on-site fire hydrants and compliance with city brush management standards.

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33. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agency.
34. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Director; and
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
35. This Planned Industrial Development/Resource Protection Ordinance Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
36. No permit for grading or construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department; and
 - b. The Planned Industrial Development/Resource Protection Ordinance Permit is recorded in the Office of the County Recorder.
37. This Planned Industrial Development/Resource Protection Ordinance Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.
38. This Planned Industrial Development permit shall supersede PID/RPOZ No. 88-0076.
39. The applicant shall submit a brush management program to the Planning Department for review and approval prior to the issuance of grading permits. The brush management plan shall cover those slope areas between daylight cutline and into areas designated as open space.
40. A pedestrian circulation plan, indicating internal and external pedestrian connections, shall be provided for each lot when submitted for review by the Planning Department prior to building permit issuance.

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41. Bus stop facilities shall be installed as may be required by MTDB. The design of bus stop shelters shall be approved by MTDB and the Planning Director prior to construction.
42. Future structures built on the lots regulated by this permit shall conform with applicable criteria of the airport approach zone and the 1990 NAS Miramar Land Use Plan. Each development shall be reviewed by the San Diego Association of Governments (SANDAG) and the Building Inspection Department for conformance with this criteria.
43. Prior to the issuance of grading permits, a sign program shall be submitted to and approved by the Planning Director.
44. Bicycle lanes shall be striped on Judicial Drive.
45. A landscaping plan shall be submitted for review and approval by the Planning Department, City Engineer and the Park and Recreation Department for Judicial Drive. Said plan shall include trees and ground cover in the median and street trees within the right-of-way. This plan shall be approved prior to the approval of construction drawings for Judicial Drive.
46. The PID requires the submittal of a drainage plan to be reviewed by the Engineering and Development Department and Planning Department. The drainage plan would consider control of both erosion and urban runoff.
47. All parking structures shall be architecturally compatible with the accompanying building on the site and shall be subject to approval by the Planning Department prior to building permit issuance.

Passed and adopted by the Planning Director of the City of San Diego on November 18, 1991.

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9455 TOWNE CENTRE DRIVE RESEARCH/OFFICE BUILDING & PARKING STRUCTURE

Site Development Permit & Planned Development Permit

City of San Diego Climate Action Plan Consistency Requirements	
Land Use Consistency	
1. The project is consistent with the land use designations in the City General Plan and the University Community Plan. The project is consistent with the underlying zone (UP-1-1).	
CAP Strategies Consistency	
STRATEGY 1: ENERGY & WATER EFFICIENT BUILDINGS	
1. Cool/Solar Roofs - The project shall include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the <i>California Building Standards Code</i> .	
2. Plumbing Fixtures and Fittings - The project shall use low-flow fixtures and appliances that are consistent with the following: <ul style="list-style-type: none">Plumbing fixtures and fittings will not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the <i>California Green Building Standards Code</i>.Appliances and fixtures shall meet the provisions of Section A5.303.3 (voluntary measures) of the <i>California Green Building Standards Code</i>.	
STRATEGY 2: CLEAN & RENEWABLE ENERGY	
3. Clean & Renewable Energy - The project is designed to have an energy budget that shows a 10% improvement when compared to Title 24 (2013), Part 6 Energy Budget for Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission, for both indoor lighting and mechanical systems.	
STRATEGY 3: BICYCLE, WALKING, TRANSIT & LAND USE	
4. Electric Vehicle Charging - A total of 15 parking spaces (3% of the total parking spaces required for the project) shall be provided with a listed cabinet, base, or enclosure connected to a conduit linking the parking spaces with electrical service in a manner approved by the building and safety official. Of those 15 parking spaces, 9 parking spaces (50%) shall have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use. (See sheet 18)	
5. Bicycle Parking Spaces - The project shall provide 35 short-term and 30 long-term parking spaces, which exceeds the City's Municipal Code (Chapter 14, Article 2, Division 5) of 30 short-term and 30 long-term bicycle parking spaces. (See sheet 6 for short-term and sheet 18 for long-term spaces)	
6. Shower Facilities - The project shall provide 2 shower stalls and 12, 1-tiered lockers (24 total) personal effects lockers in accordance with the voluntary measures under the <i>California Green Building Standards Code</i> . (See sheet 10.)	
7. Dedicated Parking Spaces - The project shall provide 60 spaces (more than 10% of total required parking not including electric vehicle charging stations/parking) as parking designated for a combination of low-emitting, fuel efficient, and carpool/vanpool vehicles. (See sheets 16, 17, 18, and 19.)	
8. Transportation Demand Management Program - The project shall implement the approved <i>Transportation Demand Management Program</i> for the 9455 Towne Centre Drive Redevelopment Project on file with the City of San Diego Development Services Department.	



DEVELOPMENT SUMMARY

ASSESSOR'S PARCEL NUMBER:	343-122-16
LEGAL DESCRIPTION:	PARCEL 3 OF PARCEL MAP NO. 16265, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1990.
COMMUNITY PLAN NAME:	UNIVERSITY COMMUNITY PLAN, SUBAREA 12 (TABLE 3)
BASE ZONE:	1P-1-1
OVERLAY ZONES:	FAA PART 77 NOTIFICATION AREA (MCAS-MIRAMAR) AIRPORT INFLUENCE ZONE (MCAS-MIRAMAR) PARKING IMPACT OVERLAY ZONE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE PRIME INDUSTRIAL LANDS
GEOLOGIC HAZARD CATEGORY:	51
PROJECT NARRATIVE:	THE PROJECT PROPOSES TO DEMOLISH AN EXISTING (VACANT) 45,000 SF, 2-STORY OFFICE BUILDING CONSTRUCTED IN 1989, AND CONSTRUCT A 150,000 SF, 5-STORY SCIENTIFIC RESEARCH/OFFICE BUILDING AND PARKING STRUCTURE. ALL USES PROPOSED FOR THE SITE ARE IN ACCORDANCE WITH THE 1P-1-1 ZONE.
REQUIRED APPROVALS:	PROCESS FIVE - CITY COUNCIL COMMUNITY PLAN AMENDMENT SITE DEVELOPMENT PERMIT (SDP) = PLANNED DEVELOPMENT PERMIT (PDP) EASTGATE TECHNOLOGY PARK DESIGN MANUAL TO AMEND PID NO. 90-0892 (LOT 9 OF EASTGATE TECHNOLOGY PARK)
GROSS SITE AREA:	3,906 ACRES (170,145 SF)
EXISTING USE:	SCIENTIFIC RESEARCH
YEAR CONSTRUCTED:	1989
PROPOSED USE:	SCIENTIFIC RESEARCH AND REGIONAL AND CORPORATE HEADQUARTERS
PROPOSED OCCUPANCY CLASSIFICATIONS:	OFFICE BUILDING - GROUP B PARKING STRUCTURE - GROUP SP2 (PER CALIFORNIA BUILDING CODE)

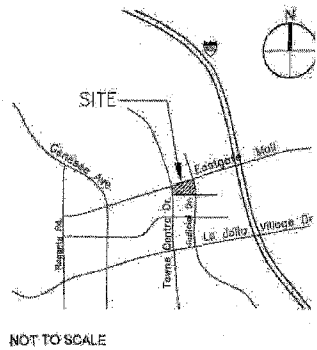
PROPOSED CONSTRUCTION TYPE: (PER CALIFORNIA BUILDING CODE)	OFFICE BUILDING - TYPE II-A, SPRINKLERED PARKING STRUCTURE - TYPE II-A
PROPOSED GROSS FLOOR AREA:	OFFICE BUILDING - 150,000 GSF PARKING STRUCTURE - PARKING STRUCTURE ONLY= 238,675 GSF
PROPOSED COVERAGE:	MAXIMUM ALLOWABLE FAR: 2.00 PROPOSED FAR: 0.91 BUILDING = 16.2% BUILDING & PARKING = 45%
PROPOSED LOT COVERAGE:	NOTE: PARKING STRUCTURE IS EXCLUDED FROM GROSS FLOOR AREA FOR PURPOSES OF CALCULATING FAR PER SDMC 113.0234(d)(3)(b)(i) AND 113.0234(e)(3)(b)(iv)
MAXIMUM PROPOSED STRUCTURE HEIGHT:	OFFICE BUILDING - 96'-0" TO TOP OF MECHANICAL SCREEN PARKING STRUCTURE - 54'-0" TO TOP OF TRELLIS MEASURED FROM GRADE AT JUDICIAL DRIVE. 31'-0" MEASURED FROM GRADE AT WEST SIDE
SIGNAGE:	SIGNAGE WILL COMPLY WITH THE SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 12.

PARKING SPACE SUMMARY: @ APPROX. 4.0 SPACES/1,000 SF	
	NUMBER OF SPACES
TOTAL PARKING SPACES	600
ACCESSIBLE PARKING SPACES: CBC11B-208.2	12
VAN ACCESSIBLE PARKING SPACES: CBC11B-208.2.4	3
CARPOOL & ZERO EMISSION VEHICLES 142.0530(D)	60
OTHER NON-CAR SPACES	
MOTORCYCLE PARKING:142.0530(G)	7
BICYCLE PARKING, SHORT TERM 142.0530(E)	35
BICYCLE PARKING, LONG TERM 142.0530(E)	35

PROJECT DIRECTORY

OWNER	KILROY REALTY CORPORATION 3661 VALLEY CENTRE DRIVE, SUITE 250 SAN DIEGO, CA 92130 (658) 523-0300
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CIVIL ENGINEER	KETTLER LEWECK ENGINEERING 303 A STREET, SUITE 302 SAN DIEGO, CA 92101 (619) 269-3444

SITE VICINITY MAP



SHEET INDEX

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3	EXISTING STRIPING, SIGNAGE AND SECTIONS PLAN
4	PROPOSED GRADING, DRAINAGE, UTILITY PLAN
5	DRAINAGE MANAGEMENT AREA PLAN
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7	LANDSCAPE PLANTING LEGEND
8	LANDSCAPE PLANTING PLAN
9	LANDSCAPE DIAGRAM, CALCULATIONS & NOTES
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11	FLOOR PLAN LEVEL 2
12	FLOOR PLAN LEVEL 3
13	FLOOR PLAN LEVEL 4
14	FLOOR PLAN LEVEL 5
15	ROOF LEVEL
16	1 ST. LEVEL PARKING PLAN
17	2 ND. LEVEL PARKING PLAN
18	3 RD. LEVEL PARKING PLAN
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20	5 TH. LEVEL PARKING PLAN
21	BUILDING ELEVATIONS
22	BUILDING ELEVATIONS
23	PARKING GARAGE ELEVATIONS
24	ACCESS PLAN

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REVISION 7:	
REVISION 6:	7-14-16 CAP Checklist Update
REVISION 5:	11-17-15
REVISION 4:	9-4-15
REVISION 3:	10-3-13
REVISION 2:	7-10-13
REVISION 1:	12-14-12
ORIGINAL DATE:	8-2-12
SHEET TITLE:	TITLE SHEET
SHEET NO.	1 OF 24
PTS#	291342
PROJECT#	15594-00

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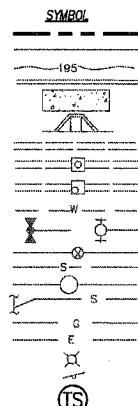
**KILROY
REALTY
CORPORATION**

KILROY REALTY CORPORATION

9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA

EXISTING IMPROVEMENTS

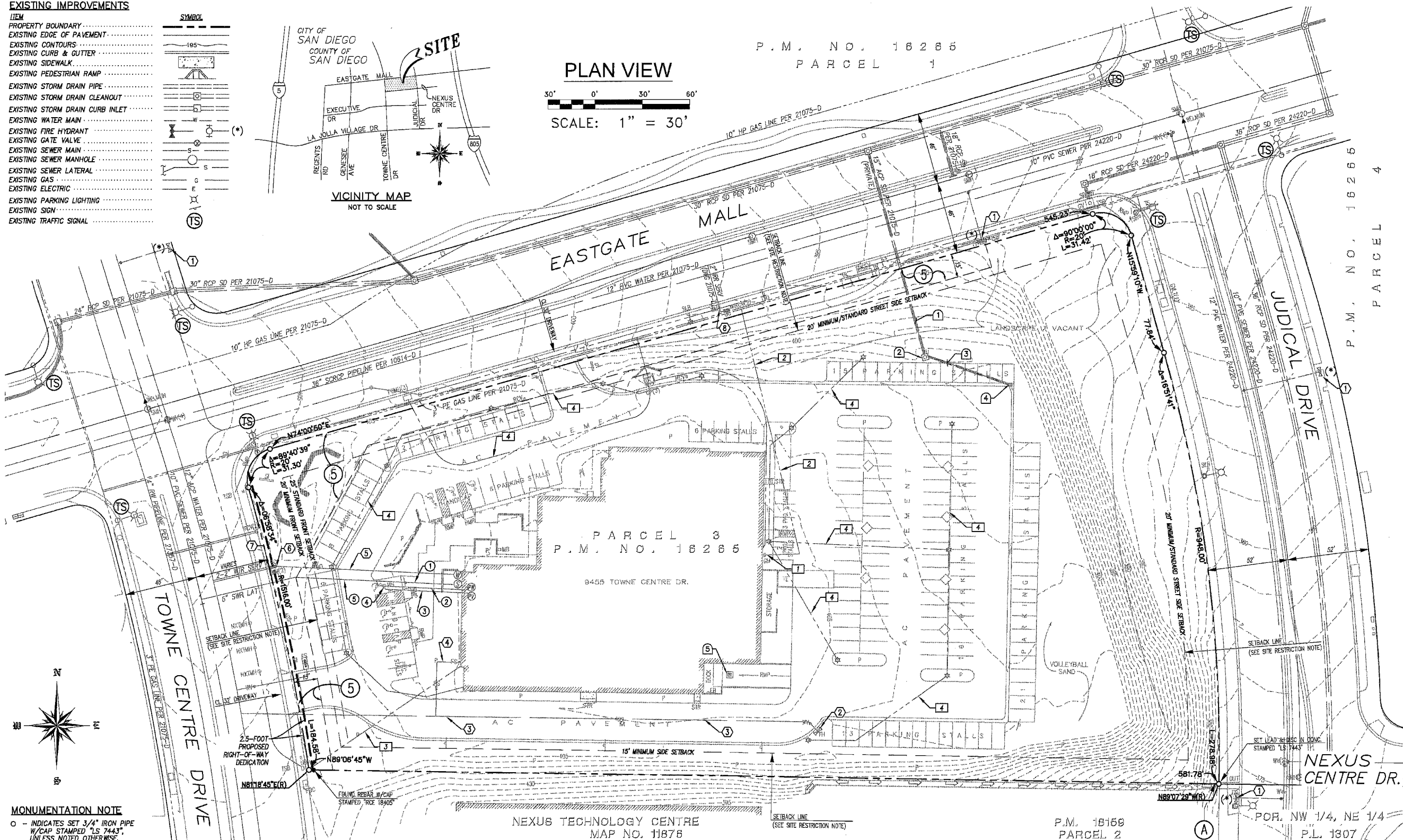
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EXISTING EDGE OF PAVEMENT	---
EXISTING CONTOURS	---
EXISTING CURB & GUTTER	---
EXISTING SIDEWALK	---
EXISTING PEDESTRIAN RAMP	---
EXISTING STORM DRAIN PIPE	---
EXISTING STORM DRAIN CLEANOUT	---
EXISTING STORM DRAIN CURB INLET	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---
EXISTING GATE VALVE	---
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING SEWER LATERAL	---
EXISTING GAS	---
EXISTING ELECTRIC	---
EXISTING PARKING LIGHTING	---
EXISTING SIGN	---
EXISTING TRAFFIC SIGNAL	---



VICINITY MAP
NOT TO SCALE

PLAN VIEW

SCALE: 1" = 30'



LEGEND:

AC - ASPHALTIC CONCRETE	APN - ASSESSOR'S PARCEL NUMBER
BO - BLOW OFF	E - EAST
EM - ELECTRICAL METER	FH - FIRE HYDRANT
FS - FIRE SERVICE	GP - GROUNDPOST
GM - GAS METER	GV - GAS VALVE
GLT - GAS VALVE	MB - MAIL BOX
MH - MANHOLE	MIN - MINIMUM
N - NORTH	NE - NORTHEAST
NW - NORTHWEST	NXTMH - NEXTEL MANHOLE
OH - OVERHANG	OUT - DRAINAGE OUTLET
P - AREAS OF PLANTED LANDSCAPE	PBG - PACIFIC BELL CLOSET
PL - PARKING	PL - PROPERTY LINE
RCV - RECLAIMED WATER VALVE	S - SOUTH
SD - STORM DRAIN	SDMH - STORM DRAIN INLET W/MANHOLE
SE - SOUTHEAST	SF - SQUARE FEET
SW - SOUTHWEST	SI - SIGN
SLB - STREET LIGHT BOX	SMH - SEWER MANHOLE
STD - STANDARD	STR - STAIR
TR - TRANSFORMER	TRASH - TRASH ENCLOSURE
TS - TRAFFIC SIGNAL	TSSB - TRAFFIC SIGNAL BOX
UB - UTILITY BOX	W - WEST
WELMH - STREET SURVEY WELL MONUMENT	WM - WATER METER
WV - WATER VALVE	

EXISTING UTILITIES

EXISTING STORM DRAIN (PRIVATE UNLESS NOTED)

- EXISTING 15-INCH ACP SD PER 21075-D
- EXISTING 12-INCH ACP SD PER 21075-D
- EXISTING 12-INCH PVC STORM DRAIN
- EXISTING TYPE 'B' CURB INLET
RIM=400.85, IE=396.85
- EXISTING INLET/SUMP PUMP

EXISTING WATER/FIRE/IRRIGATION (PVT UNLESS NOTED)

- EXISTING HYDRANT (PUBLIC)
- EXISTING HYDRANT (PVT)
- EXISTING 8-INCH PVC LATERAL
- EXISTING 6-INCH PVC FIRE SERVICE
- EXISTING 2-1/2 INCH WATER SERVICE
- EXISTING BFP DEVICE
- EXISTING 2-INCH WATER METER (PUBLIC)
- EXISTING 2-INCH IRRIGATION SERVICE

EXISTING SEWER (PRIVATE UNLESS NOTED)

- EXISTING 4-INCH SEWER LATERAL
- EXISTING 4-INCH PROCESS WASTE
- EXISTING 3-INCH PROCESS VENT
- EXISTING SEWER MANHOLE
- EXISTING 6-INCH SEWER LATERAL

EXISTING ELEC/GAS

- EXIST. GAS METER
- EXIST. GAS SERVICE
- EXIST TELE SVC.
- EXIST UG ELEC.

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REVISION:

REVISION	DATE
REVISION 7	
REVISION 6	
REVISION 5	11-17-15
REVISION 4	9-4-15
REVISION 3	10-3-13
REVISION 2	7-10-13
REVISION 1	12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO. 2 OF 24

PTS# 291342

PROJECT# KLE 0082

MONUMENTATION NOTE

○ - INDICATES SET 3/4" IRON PIPE
W/CAP STAMPED "LS 7443",
UNLESS NOTED OTHERWISE

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THAT
PORTION OF THE CENTERLINE OF EASTGATE MALL.
IE. N74°00'50"E

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT
AGENCY MAP NO. 08073C1339 F DATED JUNE 19, 1997
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE
500 YEAR FLOODPLAIN.

SITE RESTRICTIONS:

EXISTING ZONE: IP-1-1
SETBACK NOTE:
BUILDING SETBACKS SHOWN HEREON ARE BASED
ON THE CURRENT ZONING (IP-1-1), REFER TO
THE ARCHITECTURAL SITE PLANS ON SHEET
10 & 16 FOR MORE INFORMATION.

STATEMENT OF ENCROACHMENTS:

- CONCRETE BROW DITCH ENCROACHES 0.40' ONTO
SUBJECT PROPERTY.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: CHICAGO TITLE COMPANY
925 "B" STREET
SAN DIEGO, CA 92101
(619)544-6341
ORDER NO. 33030433-U16
TITLE OFFICER - ROSIE SIERRA
DATED - MAY 8, 2003

THIS SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT
ISSUED BY CHICAGO TITLE COMPANY, AS ORDER NO.
33030433-U16, DATED MAY 8, 2003. EFFECTS OF AGREEMENTS,
PERMITS, LIENS, ASSESSMENTS, LEASES, COVENANTS, AND/OR
RESTRICTIONS APPEARING IN SAID POLICY AS ITEM NOS. 1, 2, 4,
AND 6-12, INCLUSIVE, ARE NOT NOTED ON THIS SURVEY.

- AN EASEMENT FOR THE PURPOSE OF PUBLIC
UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN
DIEGO GAS AND ELECTRIC COMPANY, RECORDED
DECEMBER 18, 1984 AS FILE NO. 84-470278 OF
OFFICIAL RECORDS.
THE EXACT LOCATION AND EXTENT OF SAID
EASEMENT IS NOT DISCLOSED OF RECORD, AND IS
NOT PLOTTED HEREON.
- AN EASEMENT FOR THE PURPOSE OF PEDESTRIAN
AND NON-MOTOR VEHICULAR EASEMENTS, AS SHOWN
ON MAP NO. 11498.

A.P.N. NOS.:

343-122-16

LAND AREA:

170,145 SF
3,908 AC

PARKING COUNT:

166 REGULAR SPACES
7 HANDICAP SPACES
173 - TOTAL PARKING SPACES

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 18265, IN THE CITY
OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
COUNTY, OCTOBER 18, 1990.

SURVEY NOTE:

EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON
IS BASED ON A FIELD SURVEY CONDUCTED BY ALTA
LAND SURVEYING ON 6-17-2013.

BENCHMARK NOTE:

PRIMARY STREET: TOWNE CENTRE
SECONDARY STREET: EASTGATE MALL
NORTHING: 2805
EASTING: 17061
ELEVATION: 405.814
COMMENT: SEBP

UTILITY NOTE:

ALL UTILITIES NOTED HEREON ARE PRIVATE
UNLESS OTHERWISE NOTED.

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KETTLER LEWECK

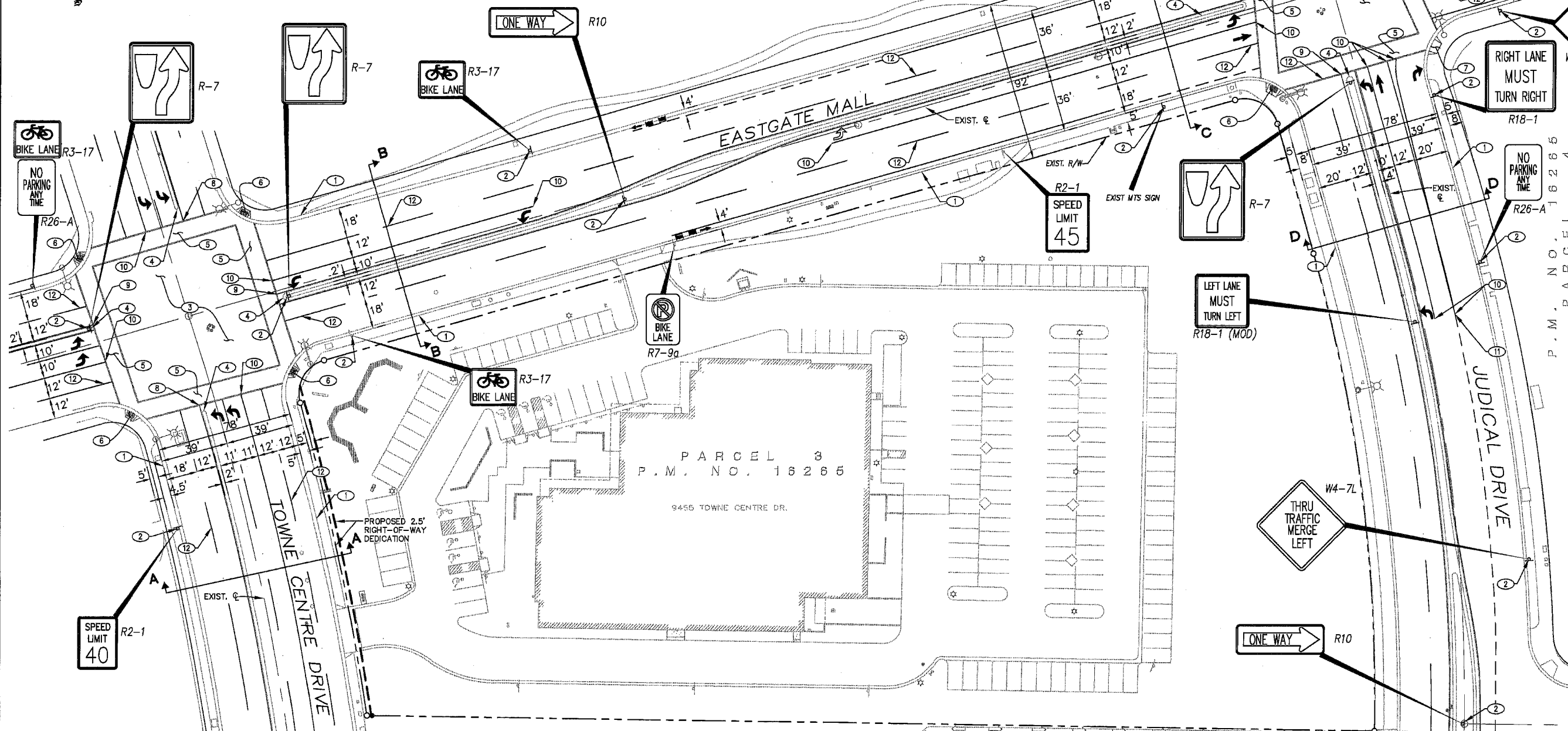
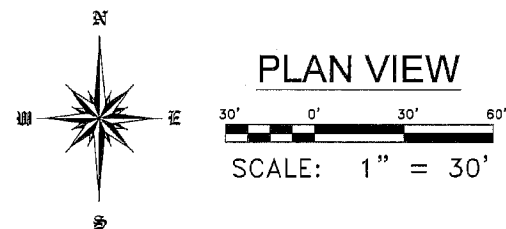
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KILROY REALTY CORPORATION

KILROY REALTY CORPORATION

9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA



- EXISTING NOTES**
- 1 EXISTING CURB
 - 2 EXISTING SIGN
 - 3 EXISTING SIGNALIZED INTERSECTION
 - 4 EXISTING MEDIAN, NOSE PAINTED YELLOW
 - 5 EXISTING 12" SOLID WHITE LINE (X-WALK OR LIMIT LINE)
 - 6 EXISTING PEDESTRIAN RAMP, WITH TRUNCATED
 - 7 EXISTING PEDESTRIAN RAMP, NO TRUNCATED
 - 8 EXIST 4" YELLOW, TYPE-H ONE-WAY YELLOW RETROREFLECTIVE
 - 9 EXIST 4" YELLOW, TYPE-D TWO-WAY YELLOW RETROREFLECTIVE
 - 10 EXIST 8" WHITE, TYPE-G ONE-WAY CLEAR, RETROREFLECTIVE
 - 11 EXIST 8" WHITE, TYPE-G ONE-WAY CLEAR, RETROREFLECTIVE
 - 12 EXIST 4" WHITE, TYPE-G ONE-WAY CLEAR, RETROREFLECTIVE
 - EXIST TYPE IV (LT) ARROW
 - EXIST TYPE IV (RT) ARROW
- NOTE:
EXISTING STRIPING, SIGNAGE, AND STREET SECTIONS SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A SITE RECONNAISSANCE AND AVAILABLE AS-BUILT RECORD DRAWINGS.

REFERENCE RECORD DRAWINGS:
21075-D, 24222-D, 28206-D

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REVISION 2: 7-10-13
REVISION 1: 12-14-12

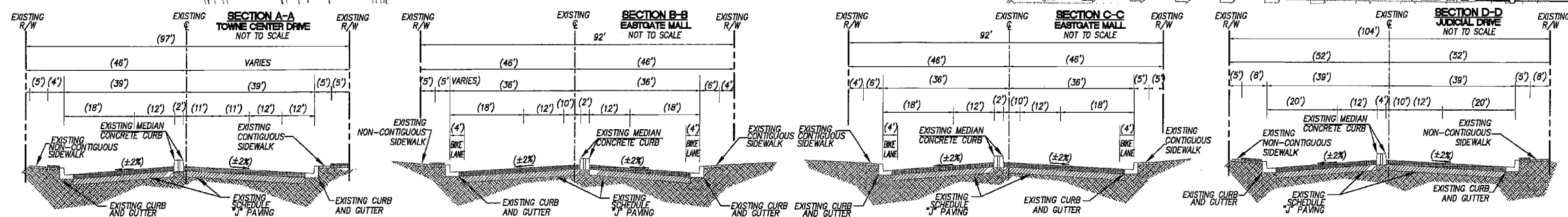
ORIGINAL DATE: 8-2-12

SHEET TITLE:
EXISTING STRIPING, SIGNAGE,
AND SECTIONS PLAN

SHEET NO. 3 OF 24

PTS# 291342

PROJECT# KLE 0082



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9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA

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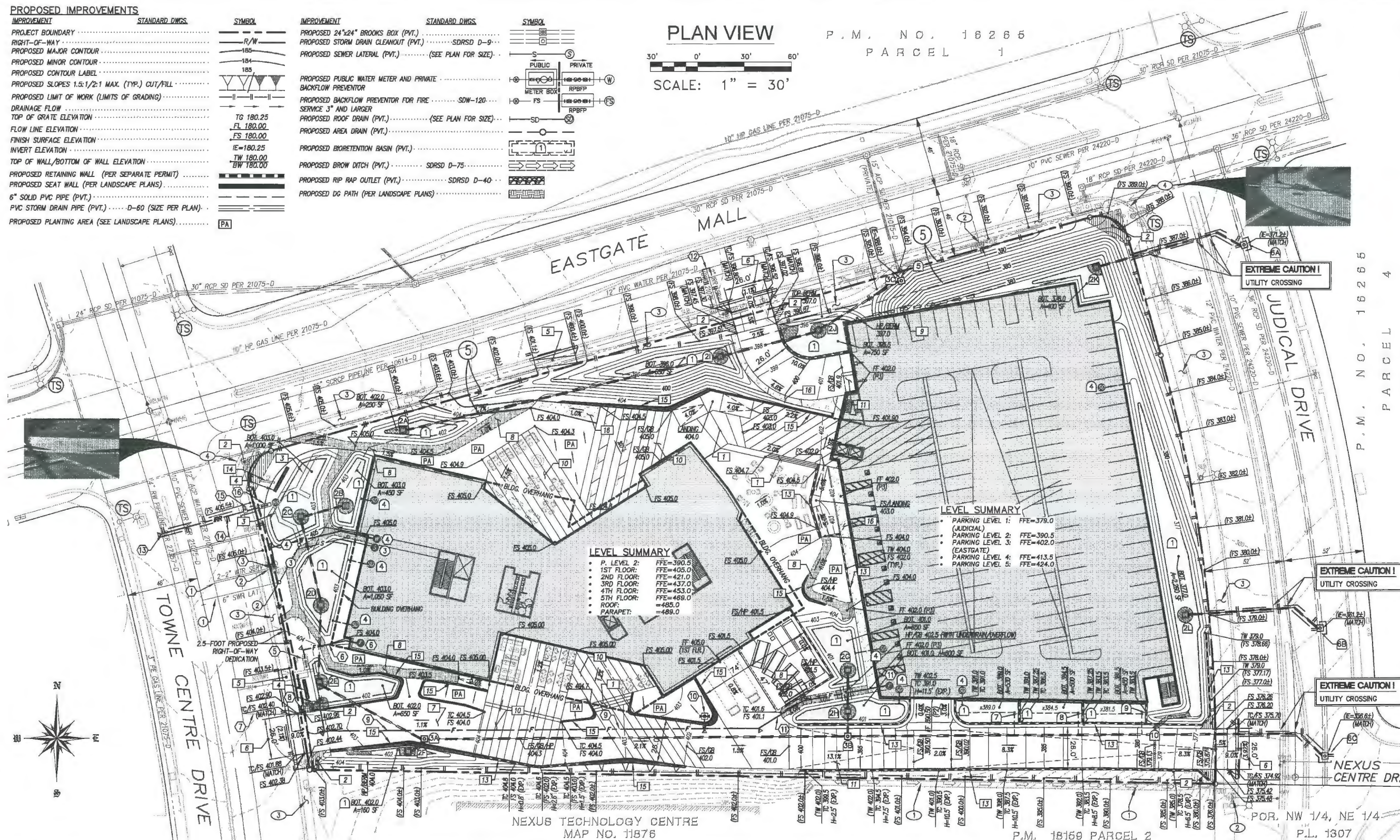
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PLAN VIEW

SCALE: 1" = 30'

P.M. NO. 16265
PARCEL 1



LEVEL SUMMARY

- 1. LEVEL 2: FFE=390.0
- 2. 1ST FLOOR: FFE=405.0
- 3. 2ND FLOOR: FFE=421.0
- 4. 3RD FLOOR: FFE=437.0
- 5. 4TH FLOOR: FFE=453.0
- 6. 5TH FLOOR: FFE=469.0
- 7. ROOF: FFE=485.0
- 8. PARAPET: FFE=489.0

LEVEL SUMMARY

- 1. PARKING LEVEL 1: FFE=379.0
- 2. PARKING LEVEL 2: FFE=390.5
- 3. PARKING LEVEL 3: FFE=402.0
- 4. PARKING LEVEL 4: FFE=413.5
- 5. PARKING LEVEL 5: FFE=424.0

SETBACK NOTE:

FOR BUILDING SETBACKS BASED ON THE CURRENT ZONING (IP-1-1), REFER TO THE ARCHITECTURAL SITE PLAN ON SHEET 8.

SITE VISIBILITY NOTE:

NO FENCES, SHRUBS, OR OTHER OBJECTS GREATER THAN 36-INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS. FURTHER, PER LDC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24-INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBERS WILL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
2. THE FIRE ACCESS ROADWAY WILL HAVE SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
3. ALL PROPOSED BUILDINGS WILL BE SPRINKLERED.
4. POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UFC 10001.4.
5. ALL UNITS WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL.

WATER NOTES:

1. ALL ON-SITE WATER FACILITIES (DOMESTIC WATER, FIRE, AND IRRIGATION SYSTEMS) WILL BE PRIVATE UNLESS NOTED OTHERWISE.
2. ALL PROPOSED PUBLIC WATER FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITIES DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
3. ALL EXISTING UNUSED WATER SERVICES WILL BE DISCONNECTED AT THE MAIN (KILL) AND NEW SERVICES WILL BE INSTALLED OUTSIDE OF ANY VEHICULAR USE AREA, INCLUDING DRIVEWAYS AND DRIVE AISLES, IN A MANNER SATISFACTORY TO THE DIRECTOR OR PUBLIC UTILITIES AND CITY ENGINEER.

SEWER NOTES:

1. ALL ON-SITE SEWER FACILITIES WILL BE PVT. AS NOTED HEREON.
2. NO IMPROVEMENT OR LANDSCAPING WILL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO ACQUIRING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. NO TREES OR SHRUBS EXCEEDING 3-FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10-FEET OF ANY PUBLIC FACILITY.

GENERAL NOTES:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

GRADING QUANTITIES (BASE PROJECT):

- 1. TOTAL SITE AREA IS: 170,145 SF
- 2. TOTAL AMOUNT OF SITE TO BE GRADED: 169,056 SF
- 3. AMOUNT OF GEOMETRIC CUT: 52,920 CY
- 4. MAXIMUM DEPTH OF CUT: 26 FT
- 5. AMOUNT OF GEOMETRIC FILL: 26 CY
- 6. MAX. DEPTH OF FILL: 2 FT
- 7. MAX. HEIGHT OF CUT SLOPE: 17 FT
- 8. MAX. HEIGHT OF FILL SLOPE: 0 FT
- 9. MAX. GRADIENT OF ALL CUT/FILL SLOPES: 2:1
- 10. AMOUNT OF GEOMETRIC EXPORT: 52,610 CY
- 11. LENGTH OF PROP. RETAINING WALLS: 903 FT
- 12. MAX. HEIGHT OF PROP. RETAINING WALL: 12.5 FT

GRADING NOTE

THE CUT AND FILL QUANTITIES SHOWN ARE GEOMETRIC (UNLESS NOTED) ONLY AND DO NOT INCLUDE ADJUSTMENTS FOR BULKING, SHRINKING, PAVEMENT UNDERCUTS, FOUNDATION SPILLS, ETC.

EXISTING NOTES

1. EXIST. BROW DITCH TO REMAIN
2. EXIST. HYDRANT TO REMAIN
3. EXIST. SIDEWALK TO REMAIN
4. EXIST. CURB RAMP W/ TRUNCATED DOMES TO REMAIN

PROPOSED SITE IMPROVEMENTS

1. PROPOSED STAIRS (SEE LANDS. PLANS)
2. SITE VISIBILITY TRIANGLE
3. REMOVE EXISTING PLANTER
4. PROP. MONUMENT SIGN (SEE ARCH. PLANS)
5. REMOVE/CLOSE EXIST. COMMERCIAL DWY. AND REPLACE WITH CONC. SIDEWALK
6. PROPOSED 26"-WIDE COMMERCIAL DRIVEWAY PER SDG-163
7. PROPOSED 26"-WIDE FIRE LANE
8. PROP. DG PATH (PER LANDSCAPE)
9. PROP. BROW DITCH PER SDGSD D-75
10. PROP. WOOD DECK (PER LANDSCAPE)
11. PROP. PCC PAVING
12. PROP. AC PAVING
13. PROP. RETAINING WALL
14. REMOVE EXISTING MONUMENT SIGN
15. PROPOSED SEAT WALL (12"-24") (REFER TO LANDSCAPE PLANS)
16. PROPOSED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)

PROPOSED UTILITIES

- PROPOSED STORM DRAIN (PRIVATE UNLESS NOTED)
1. PROPOSED BIORETENTION BASIN (SEE DETAIL SHEET C3.0)
 2. PROPOSED 24"x24" CB BROOKS BOX
 - 2A. FS=402.0, GRATE=403.0, IE=399.5
 - 2B. FS=403.0, GRATE=404.0, IE=398.8
 - 2C. FS=403.0, GRATE=404.0, IE=398.5
 - 2D. FS=403.0, GRATE=404.0, IE=398.0
 - 2E. FS=402.0, GRATE=403.0, IE=397.5
 - 2F. FS=402.0, GRATE=403.0, IE=399.5
 - 2G. FS=401.0, GRATE=402.0, IE=398.5
 - 2H. FS=401.0, GRATE=402.0, IE=398.3
 - 2I. FS=396.0, GRATE=397.0, IE=393.5
 - 2J. FS=395.5, GRATE=396.5, IE=392.9
 - 2K. FS=378.0, GRATE=379.0, IE=375.5
 - 2L. FS=377.0, GRATE=378.0, IE=374.5
 3. PROPOSED A-4 CLEANOUT (PVT.)
 - 3A. RM=403.6, IE=396.8
 - 3B. RM=397.10, IE=393.1
 - 3C. RM=392.0, IE=398.0±
 4. PROPOSED ROOF DRAIN
 5. CONNECT TO EXIST. 15" ACP SD (IE=388.0±)
 6. CONNECT TO EXISTING 36" RCP STORM DRAIN W/A-5 CLEANOUT (PVT.)
 - 6A. (E=371.2±) 6B. (E=361.2±) 6C. (E=351.2±)
 7. LOW FLOW ORIFICE = 390.0, OVERFLOW WER = 390
 8. LOW FLOW ORIFICE = 385.5, OVERFLOW WER = 386
 9. LOW FLOW ORIFICE = 382.5, OVERFLOW WER = 382
 10. PROPOSED TRENCH DRAIN, TD=379.13, IE=373
 11. PROPOSED WATER/FIRE/IRRIGATION (PVT. UNLESS NOTED)
 12. (2) 2-INCH WATER SERVICES TO REMAIN
 13. (2) 2-INCH WATER METERS (PUBLIC) TO REMAIN
 14. EXISTING 2-INCH RPBFP TO REMAIN
 15. PROPOSED (TBD)-INCH WATER SERVICE
 16. EXISTING RPBFP TO REMAIN
 17. PROPOSED (TBD)-INCH FIRE SERVICE
 18. EXISTING FIRE SERVICE TO REMAIN
 19. PROPOSED 8-INCH RPBFP
 20. PROPOSED 8-INCH FIRE SERVICE
 21. PROPOSED FIRE HYDRANT (PVT.)
 22. PROPOSED 6-INCH FIRE SERVICE
 23. EXISTING 2-INCH IRRIGATION SERVICE TO BE "KILLED" AT THE MAIN
 24. CONNECT TO EXISTING 4-INCH R/W MAIN
 25. PROPOSED RECLAIMED IRRIGATION SVC. (SIZE TO BE DETERMINED)
 26. PROP. (TBD)-INCH IRRIGATION METER (PUB)
 27. PROP. (TBD)-INCH RPBFP (PVT.)
 28. PROPOSED SEWER (PRIVATE UNLESS NOTED)
 29. EXISTING 6-INCH LATERAL TO REMAIN
 30. SEWER CLEANOUT (PVT.) AT PL
 31. CONNECT TO EXISTING 6-INCH LATERAL (IE=400.1±)
 32. PROPOSED SEWER LATERAL (PVT.) 5=2% MIN

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REVISION:

REVISION	DATE
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	11-17-15
REVISION 4:	9-4-15
REVISION 3:	10-3-13
REVISION 2:	7-10-13
REVISION 1:	12-14-12

ORIGINAL DATE:

8-2-12

SHEET TITLE:

PROPOSED GRADING, DRAINAGE AND PRIVATE UTILITY PLAN

SHEET NO. 4 OF 24

PTS# 291342

PROJECT# KLE 0082

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SAN DIEGO, CALIFORNIA

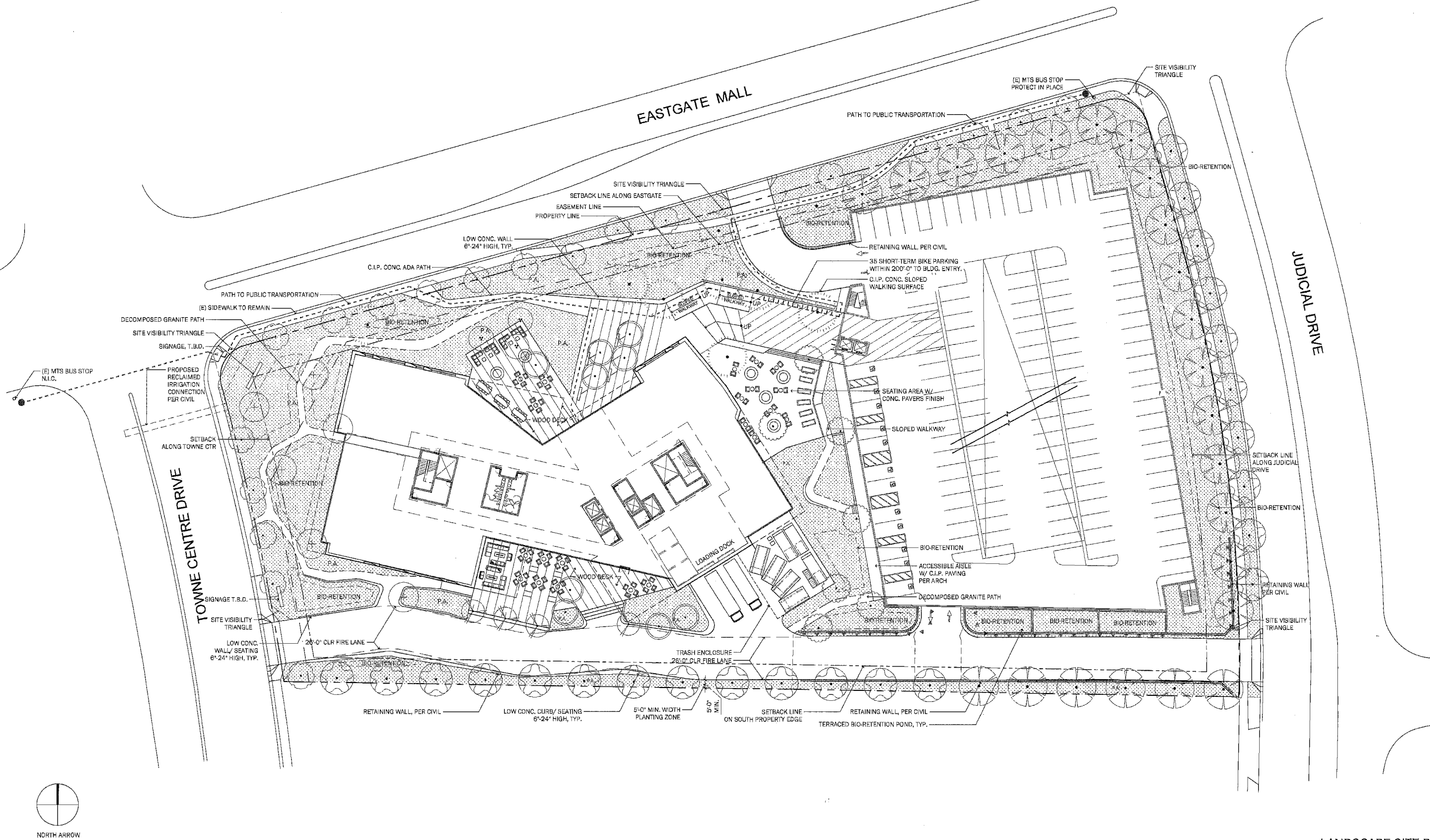
X:\PROJECTS\0082 - TCD OFFICE AND PARKING STRUCTURE\ENGR\PLANS\PDP PID PLANS\0082 TCD SHEET 5.DWG (11-16-15 12:34:35PM) Plotted by: Mike

NOTE:

1. ALL IRRIGATION TO BE SUB-SURFACE HIGH EFFICIENCY DRIP IRRIGATION.
2. DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
3. DASH LINES INDICATE PATH TO PUBLIC TRANSPORTATION STOP AT AND NEAR ALONG EASTGATE MALL RD.

RECLAIMED WATER NOTI

1. THE IRRIGATION SYSTEM WILL BE DESIGNED TO UTILIZE RECLAIMED WATER



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REVISION 6:	7-14-2016
REVISION 5:	11-17-2015
REVISION 4:	9-4-2015
REVISION 3:	10-3-2013
REVISION 2:	7-10-2013
REVISION 1:	12-14-2012
ORIGINAL DATE: 08-02-2012	

SHEET TITLE:
LANDSCAPE SITE PLAN

SHEET NO. 6 OF 24

PTS# 291342
PROJ/ECT# RCHS 1527

LANDSCAPE SITE PLAN 1
Scale: 1"=30'-0"








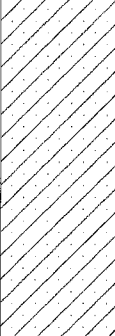
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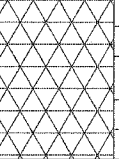
9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA

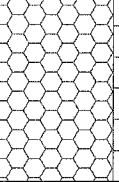
PLANTING LEGEND										
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER NEEDS	MATURE HEIGHT	COMMENTS	COUNT	
EXISTING TREES										
		(E) LIQUIDAMBAR STYRICIFLUA	(E) AMERICAN SWEET GUM							
SITE ACCENT TREES										
	PIN PIN	PINUS PINEA	STONE PINE	36" BOX	PER PLAN	L	40' HT.X 25' SP.	SCULPTURAL TREE/ EVERGREEN		
	ACA POD	ACACIA PODALYRIIFOLIA	PEARL ACACIA	24" BOX 36" BOX	PER PLAN	L	20' HT.X 20' SP.	FLOWERING/ EVERGREEN		
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX 36" BOX	PER PLAN	M	40' HT.X 40' SP.	MEDIUM-SIZED DECIDUOUS TREE		
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX 36" BOX	PER PLAN	L	20' HT.X 15' SP.	FLOWERING/ DECIDUOUS TREE		
	PRO CHI	PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE	24" BOX	PER PLAN	L	20' HT.X 30' SP.	SPREADING ENTRY PLAZA TREE		
	UMB CAL	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX	PER PLAN	L	30' HT.X 30' SP	SPREADING ENTRY PLAZA TREE		
STREET TREES										
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA PLANE TREE	24" BOX	PER PLAN	M	70' HT.X 35' SP.	BROAD DOME/ DECIDUOUS		
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN	24" BOX	PER PLAN	L	40' HT.X 40' SP.	FLOWERING STREET TREE		
INTERIOR ENTRY STREET TREE										
	TAB IMP	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24" BOX	PER PLAN	M	40' HT.X 40' SP.	WIDE SPREADING/ DECIDUOUS FLOWERING TREE		
VERTICAL ACCENT TREE										
	LIQ STY	LIQUIDAMBAR STYRACIFLUA 'PALO ALT'	AMERICAN SWEET GUM	24" BOX	PER PLAN	M	40' HT.X 25' SP	UPRIGHT/ DECIDUOUS		
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA PLANE TREE	24" BOX 36" BOX	PER PLAN	M	70' HT.X 35' SP.	BROAD DOME/ DECIDUOUS		
SITE PERIMETER PLANTING										
	SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	GRASS/ FULL SUN		
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	5' HT.X 5' SP.	GRASS/ SUN OR SHADE		
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	GRASS/ SUN OR SHADE		
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	GRASS/ SUN OR SHADE		
	BOU BAR	BOUGAINVILLEA 'BARBARA KARST'	ECHEVERIA 'PERLE VON NÜRNBERG'	5 GAL.	36" O.C.	L	CLIMBING	SHRUB/ FULL SUN		
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	5 GAL.	36" O.C.	M	1' HT.X 4' SP.	GROUND COVER/ FULL SUN		
	EUP WUL	EUPHORBIA WULFENII	EVERGREEN SPURGE	5 GAL.	24" O.C.	L	3' HT.X 1' SP.	SHRUB/ SUN OR LIGHT SHADE		
	MYO PAR	MYOPORUM PARVIFOLIUM	AUSTRALIAN RACER	5 GAL.	36" O.C.	L	1' HT.X SPREAD	GROUND COVER/ SUN OR SHADE		
	HEU SAN	HEUCHERA 'SANTA ANA CARDINAL'	SANTA ANA CARDINAL CORAL BELLS	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	GROUND COVER/ SUN OR SHADE		
	ACA COG	ACACIA COGNATA COUSIN ITT 'MINI COG'	LITTLE RIVER WATTLE	5 GAL.	36" O.C.	M	4' HT.X 5' SP.	GROUND COVER/ SUN OR SHADE		
	FIC PUM	FICUS PUMILA	CREEPING FIG	5 GAL.	36" O.C.	M	CLIMBING	VINE/ RETAINING WALL SCREEN		

NOTES
1. TREES WITHIN THE STREET YARD V.U.A. PLANTING AREA SHALL BE 30%-24" BOX AND 70%-36" BOX TO FULFILL THE PLANT POINT REQUIREMENTS.
2. STREET TREE SELECTION COMPLIES W/ CITY OF SAN DIEGO STREET TREE GUIDE.
3. PLANTING MATERIAL SELECTIONS ARE COMPLYING THE SAN DIEGO MUNICIPAL CODE- LAND DEVELOPMENT CODE- LANDSCAPE STANDARDS
SECTION I: PLANT MATERIALS GUIDELINES
1.3 PLANT SELECTION CRITERIA
4. TREES WITHIN THE STREET YARD V.U.A. PLANTING AREA SHALL BE 30%-24" BOX AND 70%-36" BOX TO FULFILL THE PLANT POINT REQUIREMENTS.
5. TREES WITHIN FACADE PLANTING AREA MUST HAVE A TYPICAL GROWTH RATE THAT CAN ACHIEVE A HEIGHT OF AT LEAST 20 FEET WITHIN 8 YEARS OF BEING PLANTED. SHRUBS AT MATURITY SHALL ACHIEVE A MINIMUM HEIGHT OF 4 FEET.
6. THE PLANT MATERIAL USED TO SCREEN THE RETAINING WALLS MUST COVER 80% WITHIN TWO YEARS.

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER NEEDS	MATURE HEIGHT	COMMENTS	C
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BUILDING FOUNDATION PLANTING									
	AEO JOL	AEDNIUM 'JOLLY GREEN'	JOLLY GREEN AEONIUM	5 GAL.	12" O.C.	L	1' HT.X 2' SP.	SUCCULENT/ SUN OR SHADE	
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	36" O.C.	L	5' HT.X 7' SP.	SUCCULENT/ SUN OR SHADE	
	AGA BLU	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	SUCCULENT/ FULL SUN	
	AGA AME	AGAVE AMERICANA	CENTURY PLANT	5 GAL.	36" O.C.	VL	6' HT.X 6' SP.	SUCCULENT/ FULL SUN	
	ALO ROO	ALOE 'ROOIKAPPIE'	LITTLE RED RIDING HOOD ALOE	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	SUCCULENT/ FULL SUN	
	CIS GRA	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	5 GAL.	24" O.C.	L	1' HT.X 2' SP.	SUCCULENT/ SUN OR SHADE	
	KAL BRA	KALANCHOE BRACTEATA	SILVER TEASPOONS	5 GAL.	24" O.C.	L	4' HT.X 3' SP.	SUCCULENT/ SUN OR SHADE	
	POR AFR	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.	36" O.C.	VL	8' HT.X 6' SP.	SUCCULENT/ SUN OR SHADE	
	FUR FOE	FURCRAEA FOETIDA 'MEDIOPICTA'	VARIGATED MAURITIUS HEMP	5 GAL.	48" O.C.	L	5' HT.X 6' SP.	SUCCULENT/ LIGHT SHADE	
	SEN MAN	SENECIO MANDRALISCAE	KLEINIA	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	SUCCULENT/ FULL SUN	
	SED MIX	SEDUM MIX	SEDUM MIX	5 GAL.	12" O.C.	L	2' HT.X 2' SP.	SUCCULENT/ FULL SUN	
	ECH ELE	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	5 GAL.	8" O.C.	L	1' HT.X 1' SP.	SUCCULENT/ SUN OR SHADE	
	ECH PER	ECHEVERIA 'PERLE VON NÜRNBERG'	ECHEVERIA 'PERLE VON NÜRNBERG'	5 GAL.	8" O.C.	L	1' HT.X 1' SP.	SUCCULENT/ SUN OR SHADE	
	CAR ELA	CAREX ELATA	BOWLES GOLDEN SEDGE	5 GAL.	24" O.C.	H	2' HT.X 2' SP.	GRASS/ SUN OR SHADE	
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.	24" O.C.	L	1' HT.X 4' SP.	GRASS/ SUN OR SHADE	
	EUP WUL	EUPHORBIA WULFENII	EVERGREEN SPURGE	5 GAL.	24" O.C.	L	3' HT.X 1' SP.	SHRUB/ SUN OR LIGHT SHADE	
	HEU SAN	HEUCHERA 'SANTA ANA CARDINAL'	SANTA ANA CARDINAL CORAL BELLS	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	GROUND COVER/ SUN OR SHADE	

SOIL STABILIZATION PLANTING									
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	5 GAL.	36" O.C.	M	1' HT.X 4' SP.	SOIL STABILIZATION/ FULL SUN	
	MYO PAR	MYOPORUM PARVIFOLIUM	AUSTRALIAN RACER	5 GAL.	36" O.C.	L	1' HT.X SPREAD	SOIL STABILIZATION/ SUN OR SHADE	
	CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE PT CEANOTHUS	5 GAL.	36" O.C.	L	4' HT.X SPREAD	SOIL STABILIZATION/ SUN OR SHADE	
	SAL CLE	SALVIA CLEVELANDII	BLUE SAGE	5 GAL.	36" O.C.	VL	4' HT.X 4' SP.	SOIL STABILIZATION/ FULL SUN	
	ERI FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL.	36" O.C.	VL	3' HT.X 4' SP.	SOIL STABILIZATION/ FULL SUN	

BIO-RETENTION PLANTING									
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	5 GAL.	24" O.C.	L	2' HT.X 2' SP.	SUN OR SHADE	
	FES RUB	FESTUCA RUBRA 'MOLATE'	MOLATE RED FESCUE	5 GAL.	24" O.C.	H	1' HT.X 2' SP.	SUN OR PART SHADE	
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.	24" O.C.	L	1' HT.X 4' SP.	SUN OR SHADE	
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	5' HT.X 5' SP.	SUN OR SHADE	
	ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	5 GAL.	24" O.C.	M	3' HT.X 3' SP.	FULL SUN	
	SAL ULI	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL.	24" O.C.	M	5' HT.X SPREAD	FULL SUN	

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REVISION 5:	11-17-2015
REVISION 4:	8-4-2015
REVISION 3:	10-3-2013
REVISION 2:	7-10-2013
REVISION 1:	12-14-2012

ORIGINAL DATE: 08-02-2012

SHEET TITLE:
LANDSCAPE PLANTING LEGEND

SHEET NO. 7 OF 24

PTS# 291342

PROJECT# RCHS 1527

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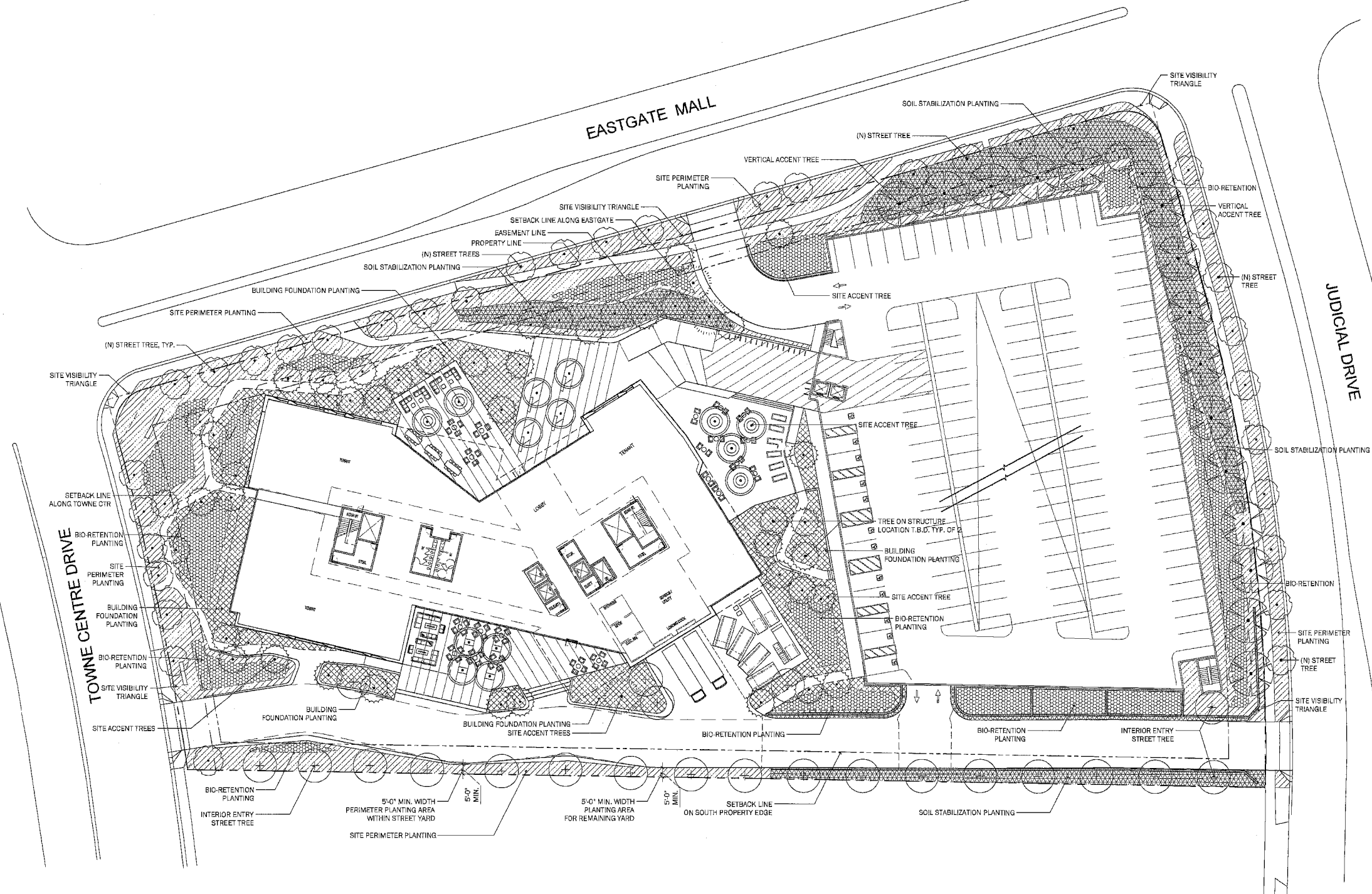
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9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA

NOTE:
NO EXISTING LANDSCAPING TO REMAIN
INCLUDING STREET TREES.



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REVISION 4: 10-3-2013
REVISION 3: 7-19-2013
REVISION 2: 12-14-2012
REVISION 1:

ORIGINAL DATE: 08-02-2012

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET NO. 8 OF 24

PTS# 291342
PROJECT# RCHS 1527

LANDSCAPE PLANTING PLAN 1
Scale: 1"=30'-0"

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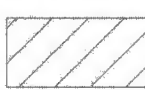
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LANDSCAPE CALCULATIONS:

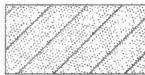


STREET YARD

TOTAL AREA: 66,329 S.F.
PLANTING AREA REQUIRED: 16,582 S.F.
PLANT POINTS REQUIRED: 3,316 PTS.
PROVIDED: 40,813 S.F.
PROVIDED: 17,420 PTS.
POINTS ACHIEVED THROUGH TREES: 2,320 PTS.

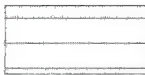
PERIMETER PLANTING REQUIRED: 1,155 S.F.
PLANT POINTS REQUIRED: 231 PTS.
PROVIDED: 2,244 S.F. (5'-0" WIDTH MIN.)
PROVIDED: 1030 PTS.

FACADE PLANTING REQUIRED: 5,310 S.F.
PLANT POINTS REQUIRED: 2,655 PTS.
PROVIDED: 5,904 S.F. (9'-0" WIDTH MIN.)
PROVIDED: 2,784 PTS.



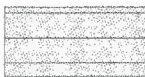
VUA IN STREET YARD: 8,992 S.F.

PLANTING AREA REQUIRED: 450 S.F.
PLANT POINTS REQUIRED: 450 PTS.
PROVIDED: 2,475 S.F.
PROVIDED: 1,235 PTS.
POINTS ACHIEVED THROUGH TREES: 320 PTS.



REMAINING YARD

PLANTING AREA REQUIRED: 1,755 S.F.
PLANT POINTS REQUIRED: 88 PTS.
PROVIDED: 2,172 S.F. (5'-0" WIDTH MIN.)
PROVIDED: 1,023 PTS.
POINTS ACHIEVED THROUGH TREES: 220 PTS.



VUA OUTSIDE STREET YARD: 11,849 S.F.

PLANTING AREA REQUIRED: 356 S.F.
PLANT POINTS REQUIRED: 356 PTS.
PROVIDED: 3,400 S.F.
PROVIDED: 1,558 PTS.
POINTS ACHIEVED THROUGH TREES: 300 PTS.

WATER BUDGET CALCULATION:

LOCATION: UNIVERSITY CITY
ETo: 47
LANDSCAPE AREA: 57,241 S.F.
SPECIAL LANDSCAPE AREA (SLA): 57,241 S.F. (USE RECLAIMED WATER FOR IRRIGATION)
TOTAL LANDSCAPE AREA (LA): 57,241 S.F.

MAWA = (ETo)(0.62) [(0.7)(LA) + (0.3)(SLA)]=1,668,002 GALLONS

HYDRO -ZONE	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	LANDSCAPE AREA (LA)	PF X LA	IE	PF X LA / IE
1	SITE PERIMETER	L 80%/ M 20%	0.34	DRIP	26,269	8,932	0.8	11,165
2	BUILDING FOUNDATION	VL 10%/ L 80%/ H 10%	0.33	DRIP	10,367	3,422	0.8	4,278
3	SOIL STABILIZATION	VL 30%/ L 50%/ M 20%	0.28	DRIP	10,361	2,902	0.8	3,628
4	BIO-RETENTION	L 50%/ M 35%/ H 15%	0.45	DRIP	10,244	4,610	0.8	5,763

ETWU = ETo x 0.62 x (((PF x HA)/IE) + SLA)=723,663 GALLONS

ETWU IS 43.3% OF THE MAWA

GENERAL NOTES:

- NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 6 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL.
- ALL TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AT THE MINIMUM DIMENSION (WIDTH) FOR THIS AREA SHALL BE 5 FEET, MEASURED FROM THE INSIDE FACE OF THE CURB.
- ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE. SHOULD ANY SAID LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF DEMOLITION/ CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN LIKE AND KIND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM TREE SEPARATION DISTANCES:

TRAFFIC SIGNALS/ STOP SIGNS	20FEET
UNDERGROUND UTILITIES	5 FEET
SEWER LINE	10 FEET
ABOVE GROUND UTILITIES	10 FEET
DRIVEWAYS (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS)	25 FEET
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LA DEVELOPMENT MANUAL.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER EQUIVALENT MATERIAL.
- ALL PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRE PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- THE TYPE OF IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC, SPRAY/ ROTATOR SYSTEM WITH LOW GALLONAGE IRRIGATION HEADS. THE WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:
 - AN AUTOMATIC IRRIGATION CONTROLLER THAT HAS THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY ONLY APPLYING THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ANY ONE TIME. ADDITION, THE IRRIGATION MANAGER CAN SET THE RUN TIMES TO REFLECT THE CURRENT C.I.M.I.S. DATA.
 - THE USE OF A RAIN SWITCH TO OVERRIDE THE CURRENT CONTROLLER PROGRAMMING IN THE EVENT OF UNPREDICTABLE WEATHER CHANGES THAT MAY TEMPORARILY REDUCE WATERING REQUIREMENTS.
 - IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY "HEAD TO HEAD" MEANING THAT EACH SPRINKLER COVERAGE RADIUS RELATES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM, THUS PROVIDING THE BEST DISTRIBUTION UNIFORMITY (DU) POSSIBLE.
 - MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED. BY MATCHING PRECIPITATION RATE, IT IS MEANT THAT THE DESIGN CAN MIX IN THE SAME IRRIGATION STATION NOZZLES WITH VARYING SPRAY PATTERNS (IE: 90 DEG., 180 DEG., 360 DEG.) AND ADOPT DIFFERENT SETS OF SPRAY HEADS (12 FOOT RADIUS HEADS) WHILE STILL MAINTAINING EVEN PRECIPITATION RATES THROUGHOUT THE AREA AGAIN PROVIDING BETTER DISTRIBUTION UNIFORMITY.
 - ANTI-DRAIN VALVES WILL BE UTILIZED WITHIN THE BODY OF THE SPRINKLER HEAD WHERE LOW HEAD DRAINAGE CAN BE EXPECTED. BY PREVENTING LOW HEAD DRAINAGE WATER LOSS, POOLING, AND EROSION CAN BE MINIMIZED.
 - LOW PRECIPITATION RATE NOZZLES WILL BE UTILIZED TO REDUCE THE AMOUNT OF FLOW (IN COMPARISON TO CONVENTIONAL STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
 - IRRIGATION STATIONS (THE AREAS THAT ONE VALVE SERVES) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS: SLOPES ARE SEPARATED FROM THE FLAT AREAS, SLOPES ARE SEPARATED INTO TOP AND BOTTOM. ALL THESE AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES ARE TO BE SCHEDULED INDIVIDUALLY TO REFLECT CURRENT C.I.M.I.S. DATA AND THE RUN-OFF CHARACTERISTIC OF EACH STATION BY THE OWNER OR IRRIGATION MANAGER.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE CONCEPTUAL DESIGN:

THE LANDSCAPE CONCEPTUAL DESIGN COMPLIMENTS, ENHANCES, AND INTEGRATES THE SITE TO ITS SURROUNDING LANDSCAPE OF A CAMPUS ENVIRONMENT. THE STREETScape LANDSCAPING IS A COMBINATION OF VERTICAL AND BROAD DOME TREES WITH AN UNDERSTORY OF SHRUBS AND GROUND COVER THAT PROVIDE A NATURAL STREET PRESENCE. SMALL TO MEDIUM EVERGREEN, DECIDUOUS AND FLOWERING TREES ARE USED TO SCREEN AND SOFTEN THE VEHICLE USE AREA.

THE LANDSCAPE PALETTE FOR THE INTERIOR LANDSCAPE AREAS PROVIDES A PASSIVE ATMOSPHERE FOR PEDESTRIAN CIRCULATION AND SEATING AREAS. THE LANDSCAPE AREAS WILL INCLUDE HYDRO-MODIFICATION BIO-SWALES TO BE USED FOR STORM WATER RUN-OFF.

THE PLANTING PALETTE FOR THE SITE INCLUDES TREES, SHRUBS, VINES, AND GROUND COVER THAT ARE DROUGHT TOLERANT AND NATIVE TO THE SITE. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR AN EFFICIENT WATER MANAGEMENT PROGRAM ALONG WITH STATE OF THE ART WATER EFFICIENT IRRIGATION EQUIPMENT.

THE LANDSCAPE, INCLUDING BUT NOT LIMITED TO STREETS CAPES, INTERIOR SPACES, AND PARKING AREAS, WILL FOLLOW GUIDELINES AND STANDARDS SET FORTH BY THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

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REVISION 5:	11-17-2015
REVISION 4:	9-4-2015
REVISION 3:	10-3-2013
REVISION 2:	7-10-2013
REVISION 1:	12-14-2012

ORIGINAL DATE: 08-02-2012

SHEET TITLE

LANDSCAPE DIAGRAM

CALCULATIONS & NOTES

SHEET NO. 9 OF 24

PTS# 291342

PROJECT# RCHS 1527

Flad Architects

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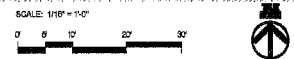
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 REVISION 3: 10-3-13
 REVISION 2: 7-10-13
 REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE: FLOOR PLAN LEVEL 1

1 FLOOR PLAN LEVEL 1
 1/16" = 1'-0"

SHEET NO. 10 OF 24
 PTS# 291342
 PROJECT# 15594-00

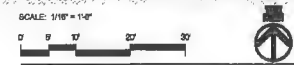
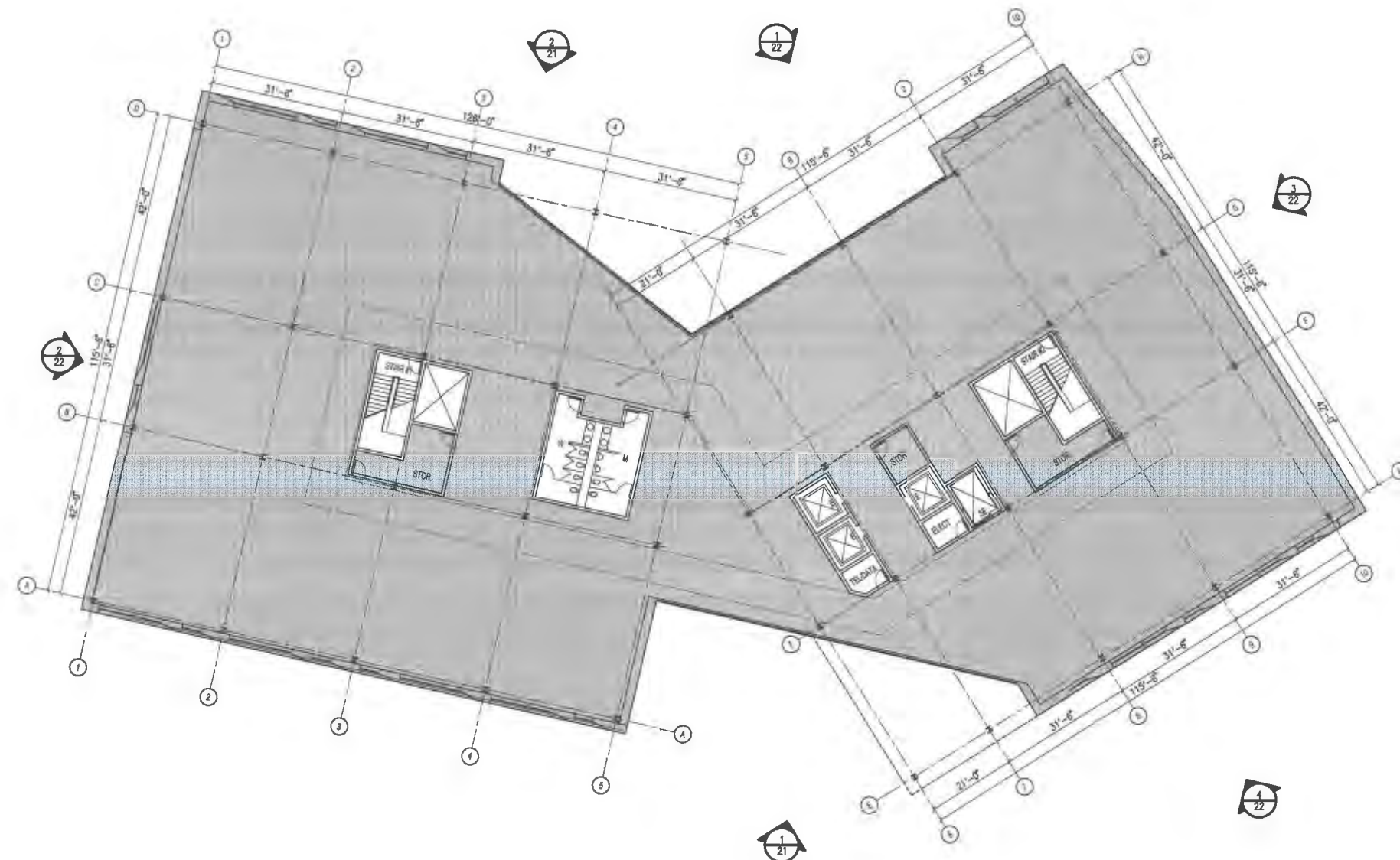
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 REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:
 FLOOR PLAN LEVEL 2

1 FLOOR PLAN LEVEL 2
 1/16" = 1'-0"

SHEET NO. 11 OF 24

PTS# 291342

PROJECT# 15594-00

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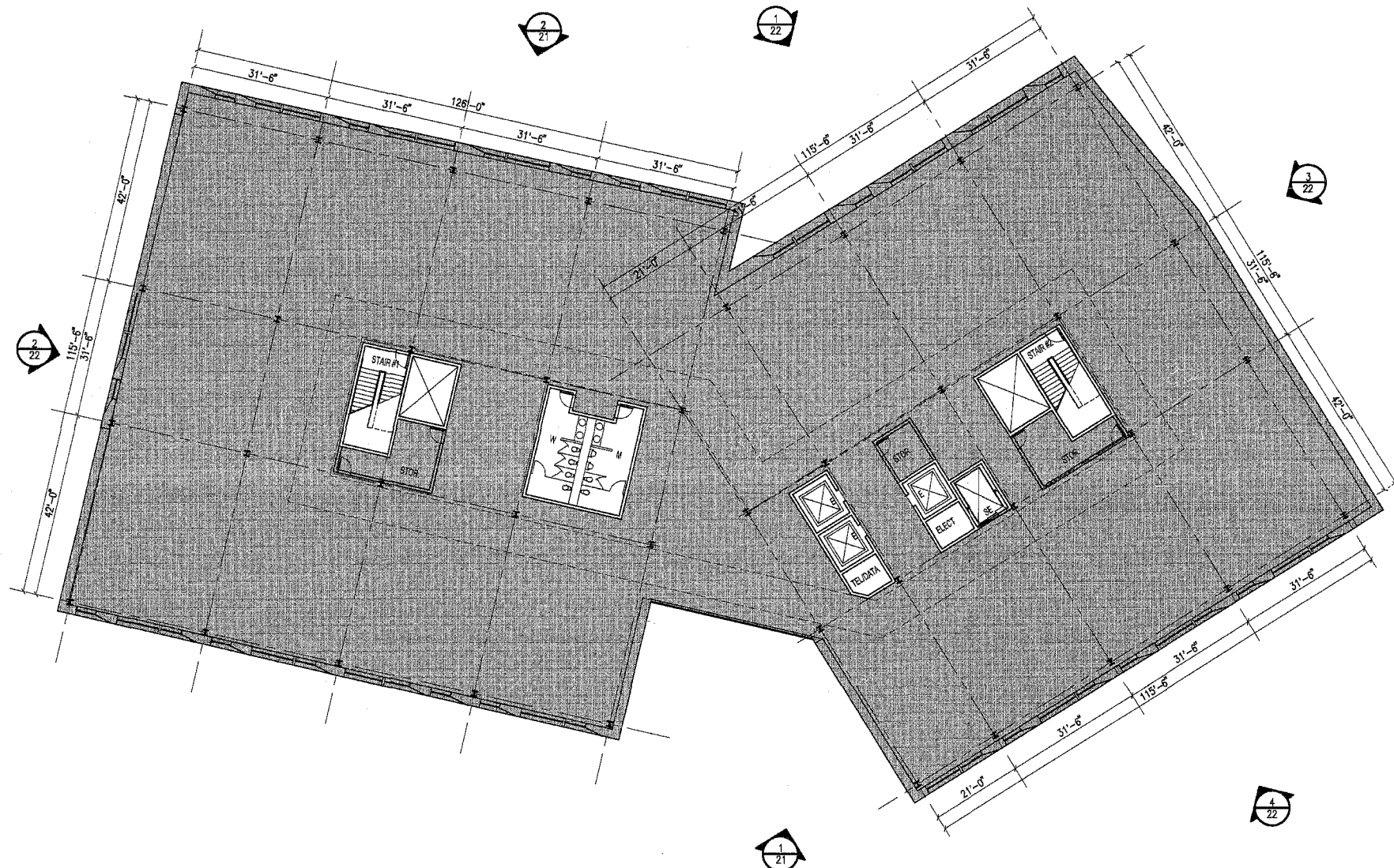
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1 FLOOR PLAN LEVEL 3
 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
 0 5 10 20 30

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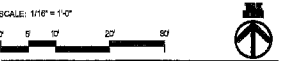
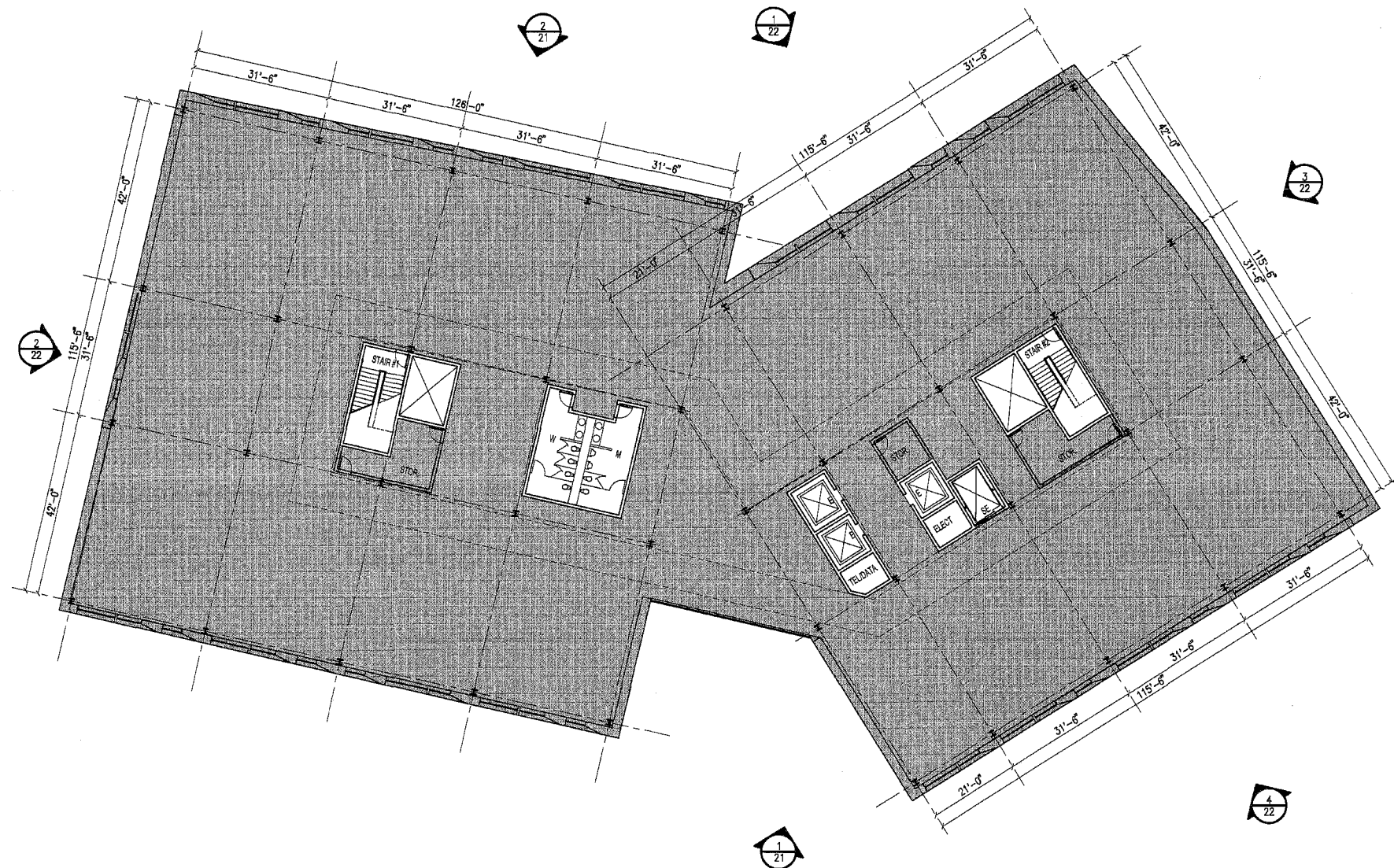
ORIGINAL DATE: 8-2-12

SHEET TITLE:
 FLOOR PLAN LEVEL 3

SHEET NO. 12 OF 24

PTS# 291342

PROJECT# 15594-00



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ORIGINAL DATE: 8-2-12

SHEET TITLE:
 FLOOR PLAN LEVEL 4

1 FLOOR PLAN LEVEL 4
 1/16" = 1'-0"

SHEET NO. 13 OF 24

PTS# 291342

PROJECT# 15594-00

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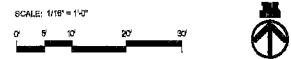
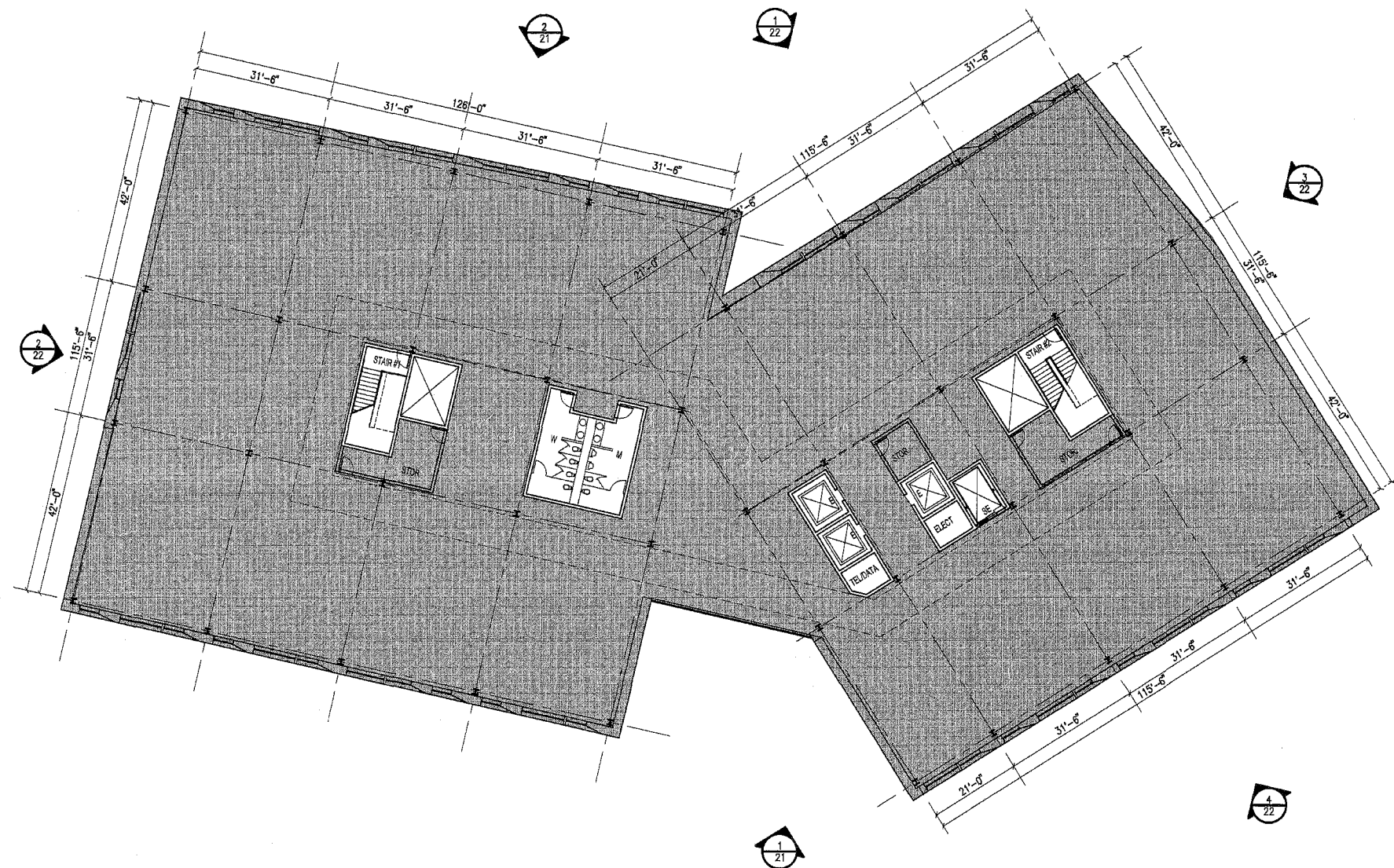
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 REVISION 2: 7-10-13
 REVISION 1: 12-14-12

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SHEET TITLE:
 FLOOR PLAN LEVEL 5

1 FLOOR PLAN LEVEL 5
 1/16" = 1'-0"

SHEET NO. 14 OF 24

PTS# 291342

PROJECT# 15594-00

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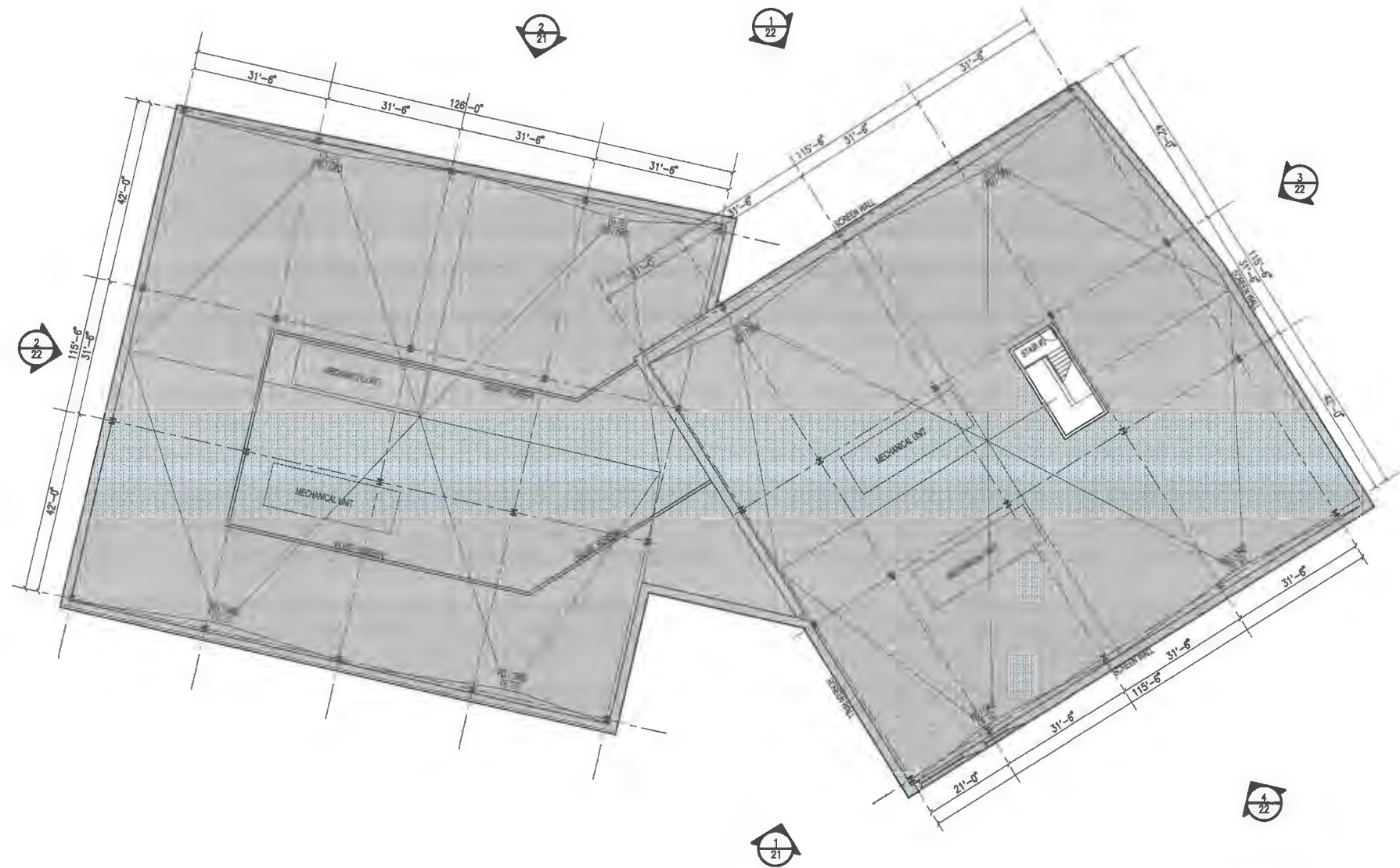
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1 ROOF LEVEL
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 5 10 15 20 25



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REVISION 3: 10-3-13
REVISION 2: 7-10-13
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SHEET TITLE:

ROOF LEVEL

SHEET NO. 15 OF 24

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9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA

PROPERTY LINE

MINIMUM/STANDARD STREET SIDE SETBACK

JUDICIAL DRIVE

CARPOOL/ZERO
EMISSIONS PARKING
LOCATIONS TOTAL 15

LOWER LEVEL
ENTRANCE : 379'
100 SPACES


STOPE

20,

R=948.00 PROPEN

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

0 6' 10' 20' 30'



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 REVISION 5: 11-17-15
 REVISION 4: 9-4-15
 REVISION 3: 10-3-13
 REVISION 2: 7-10-13
 REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:
1 st. LEVEL PARKING PLAN

SHEET NO. 16 OF 24

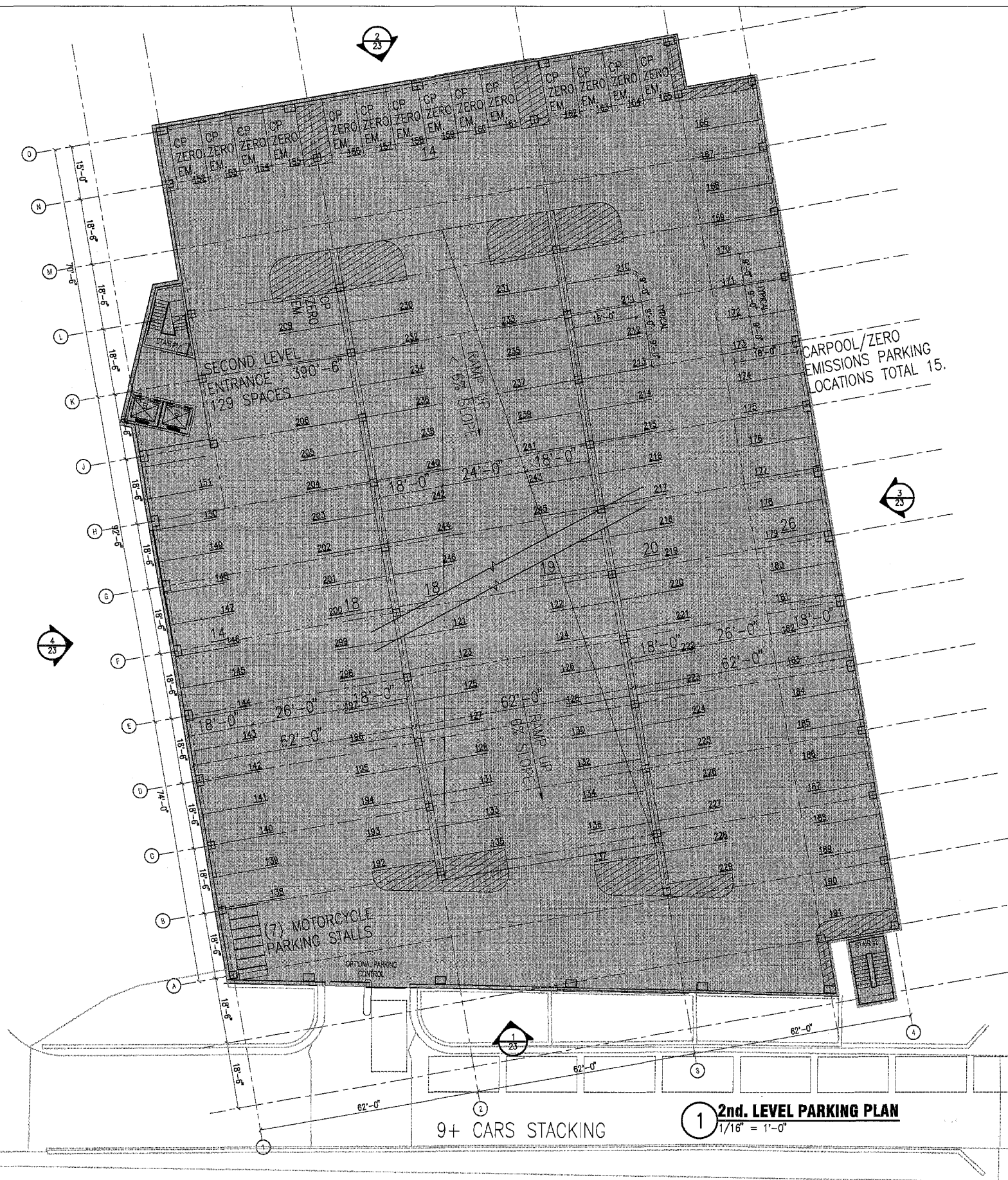
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PROJECT# 15594-00

1 1st. LEVEL PARKING PLAN

PROPERTY LINE

9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA



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

PREPARED BY:

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REVISION 5: 11-17-15

REVISION 4: 9-4-15

REVISION 3: 10-3-13

REVISION 2: 7-10-13

REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:

2nd. LEVEL PARKING PLAN

SHEET NO. 17 OF 24

PTS# 291342

PROJECT# 15594-00

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SAN DIEGO, CALIFORNIA



1 3rd. LEVEL PARKING PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 5' 10' 15'

PREPARED BY:
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REVISION 6: 7-14-16, CAP Checklist Update
REVISION 5: 11-17-15
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REVISION 3: 10-3-13
REVISION 2: 7-10-13
REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:
3 rd. LEVEL PARKING PLAN

SHEET NO. 18 OF 24

PTS# 291342

PROJECT# 15594-00

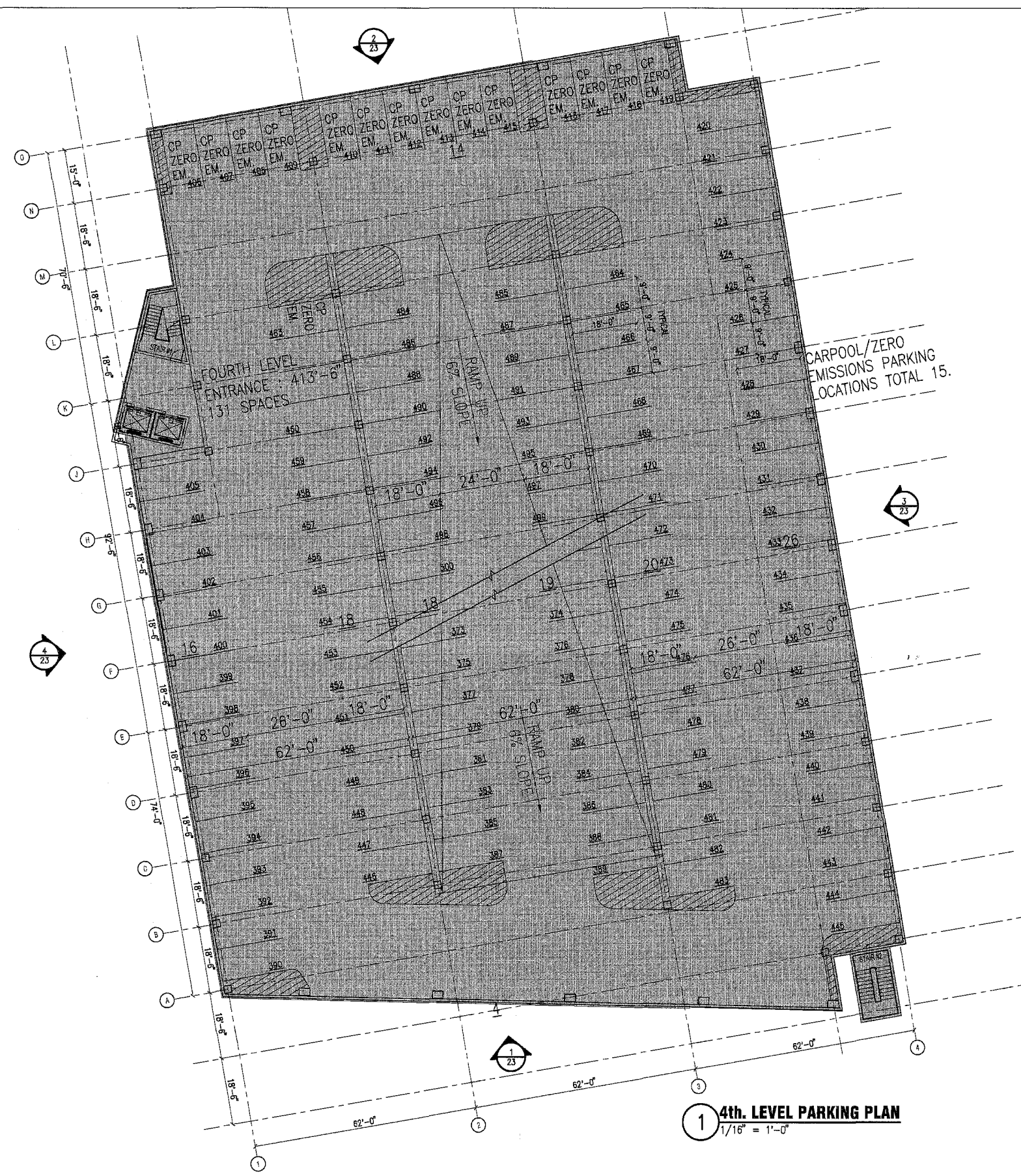
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SAN DIEGO, CALIFORNIA



1 4th. LEVEL PARKING PLAN
1/16" = 1'-0"

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

PREPARED BY:

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REVISION 4: 8-4-15

REVISION 3: 10-3-13

REVISION 2: 7-10-13

REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:
4th. LEVEL PARKING PLAN

SHEET NO. 19 OF 24

PTS# 291342

PROJECT# 15594-00

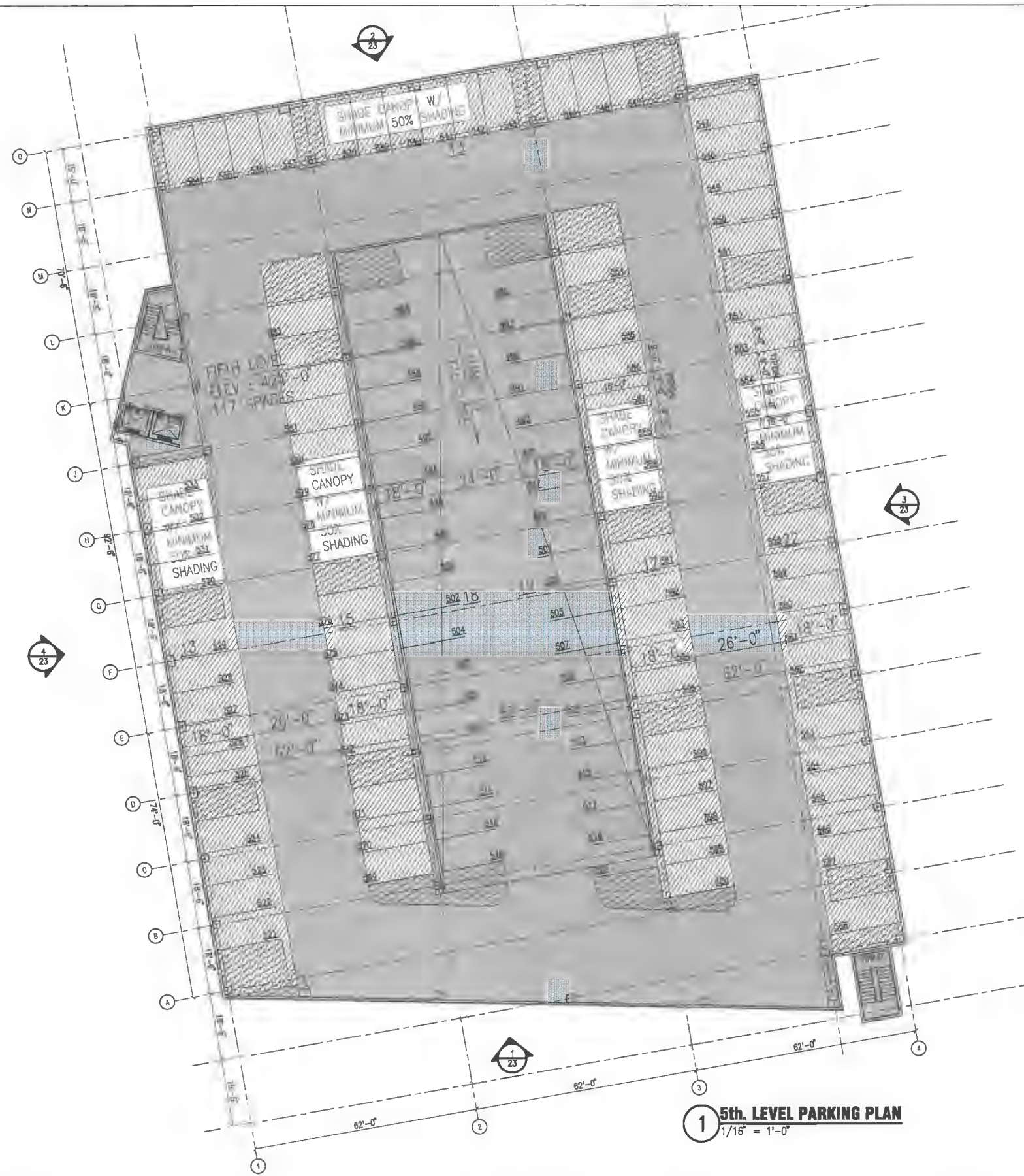
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SAN DIEGO, CALIFORNIA



1 5th. LEVEL PARKING PLAN
1/16" = 1'-0"



PREPARED BY:

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ORIGINAL DATE: 8-2-12

SHEET TITLE:

5th. LEVEL PARKING PLAN

SHEET NO. 20 OF 24

PTS# 291342

PROJECT# 15594-00

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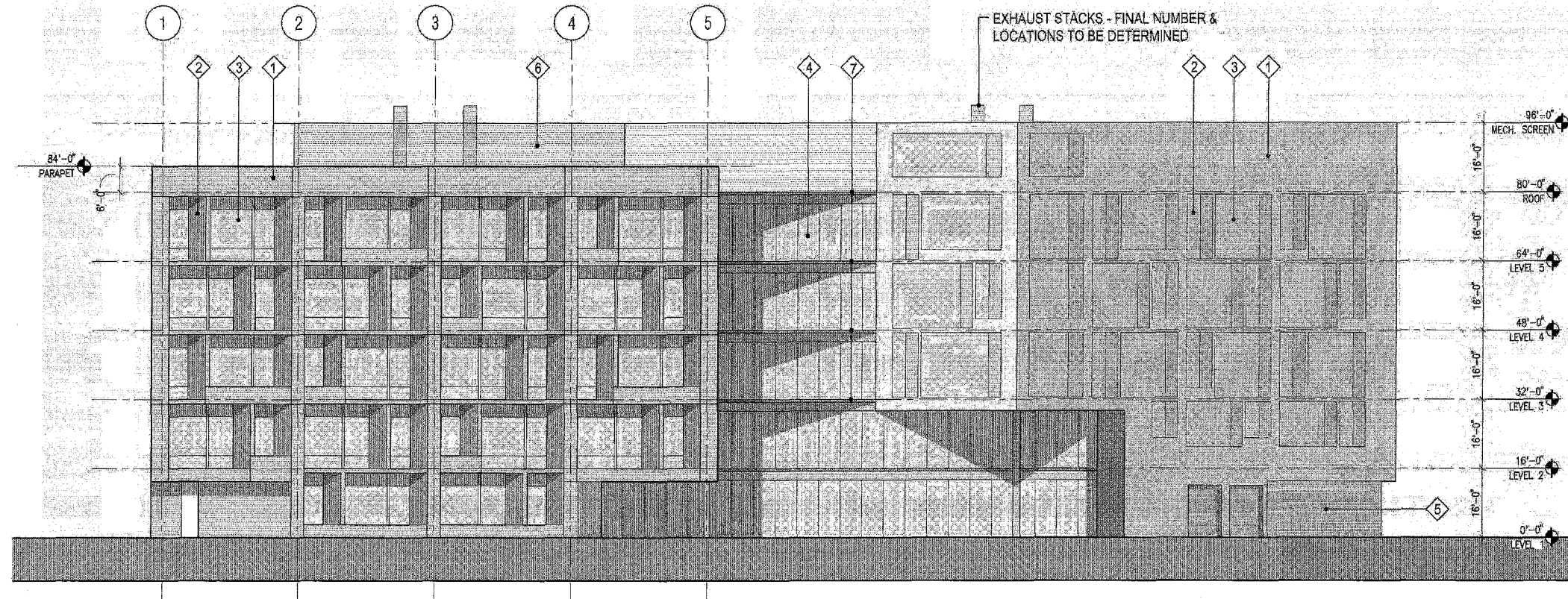
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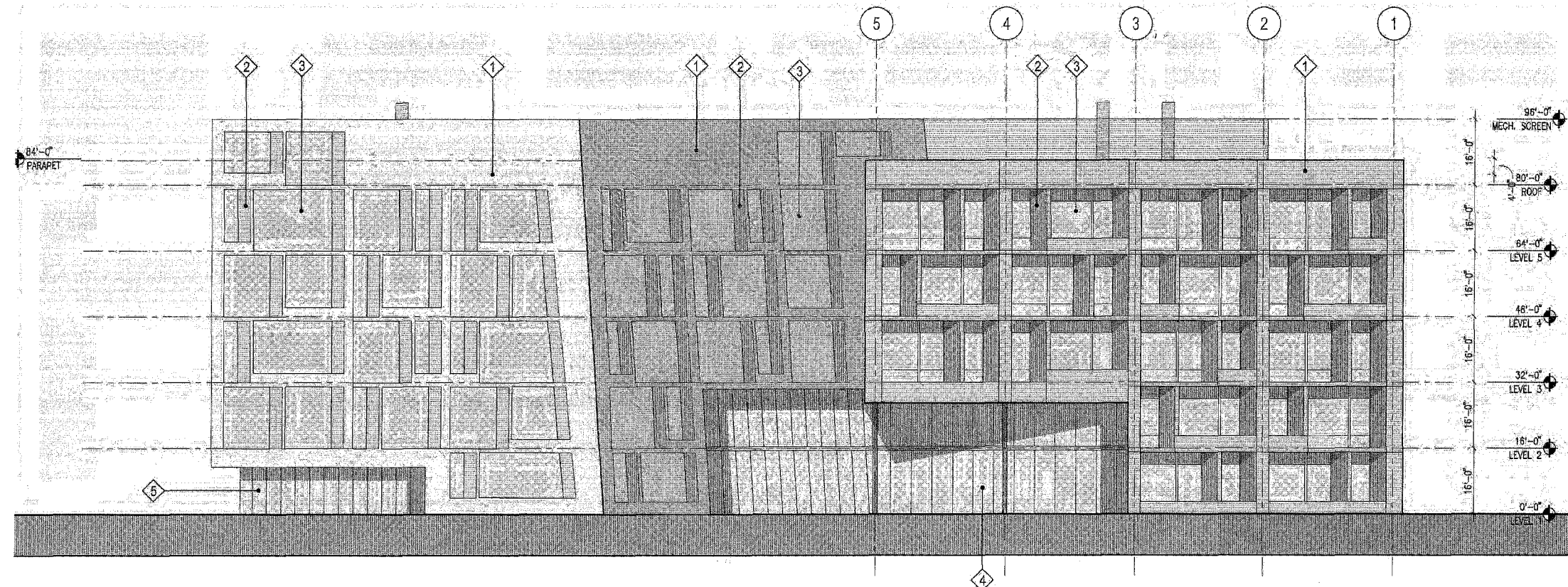
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REALTY
CORPORATION**

KILROY REALTY CORPORATION

9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA



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



2 NORTH ELEVATION
1/16" = 1'-0"

- MATERIAL LEGEND**
1. CEMENTITIOUS PANEL (1)
 2. CEMENTITIOUS PANEL (2)
 3. GLASS WINDOW
 4. GLASS CURTAIN WALL SYST
 5. GLASS STOREFRONT
 6. EQUIPMENT SCREEN
 7. ALUMINUM SUNSHADE ELEM

SCALE: 1/16" = 1'-0"
0 5 10 15 20 25

PREPARED BY:

NAME: FLAD ARCHITECTS

ADDRESS: 650 CALIFORNIA STREET, 8TH FLOOR
SAN FRANCISCO, CA 94110
PHONE: (415) 814-0080
FAX: (415) 814-0081

REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: 11-17-15
REVISION 4: 9-4-15
REVISION 3: 10-3-13
REVISION 2: 7-10-13
REVISION 1: 12-14-12

ORIGINAL DATE: 6-2-12

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO. 21 OF 24

PTS# 291342

PROJECT# 15594-00

Flad Architects

650 CALIFORNIA STREET
8TH FLOOR
SAN FRANCISCO, CA 94108
P: 415-398-1600

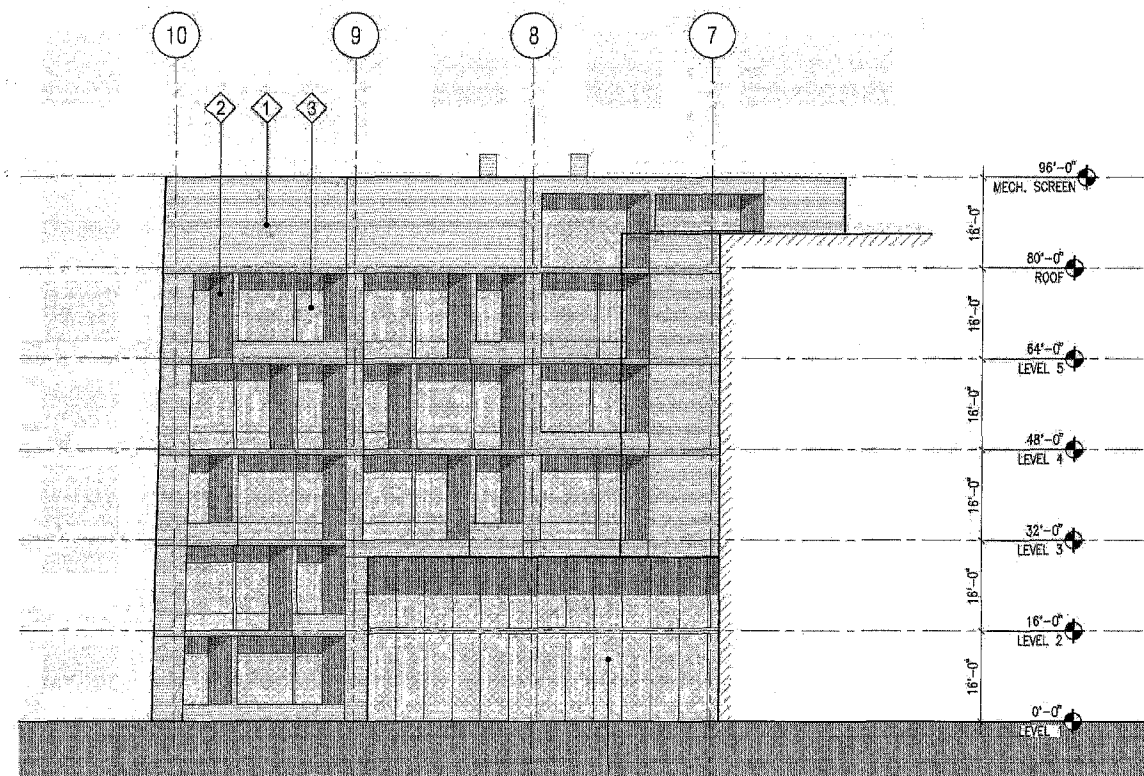
RIOS CLEMENTI HALE STUDIOS

639 NORTH LARCHMONT BOULEVARD
SUITE 100
LOS ANGELES, CA 90004
P: 323-785-1800

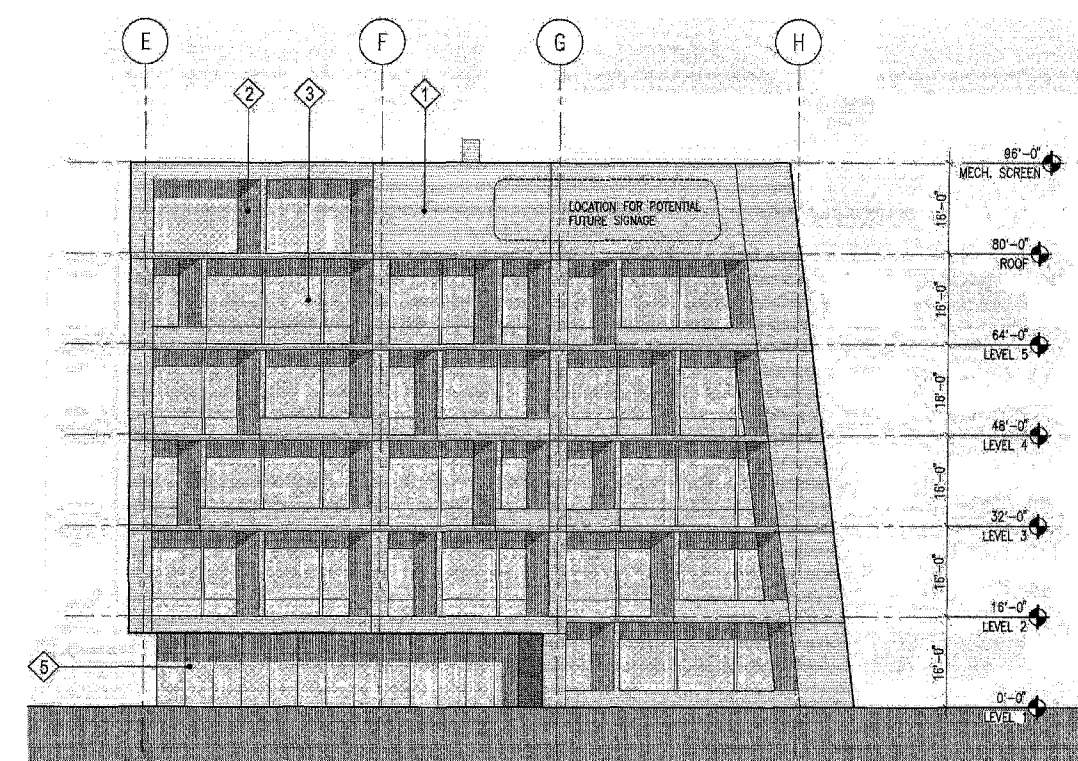
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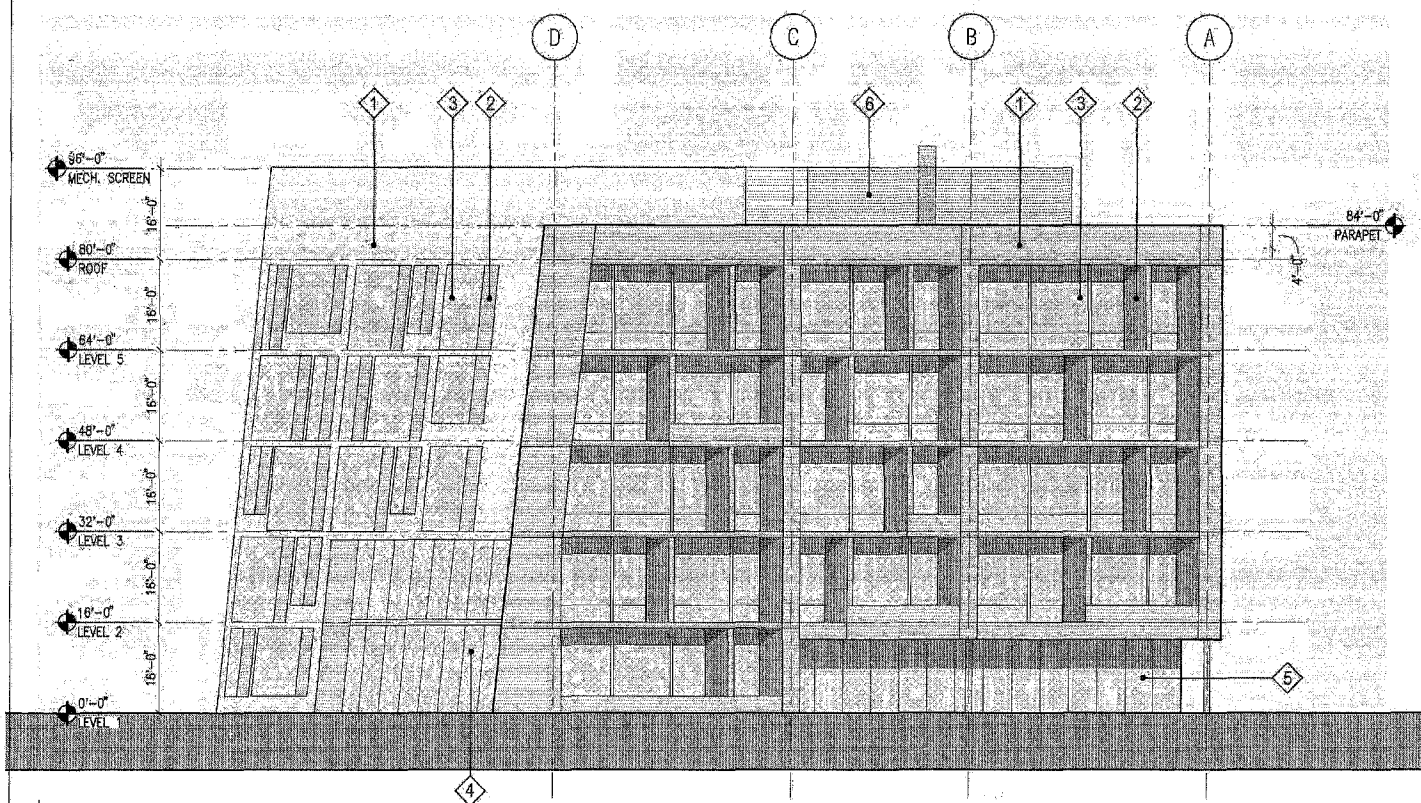
9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA



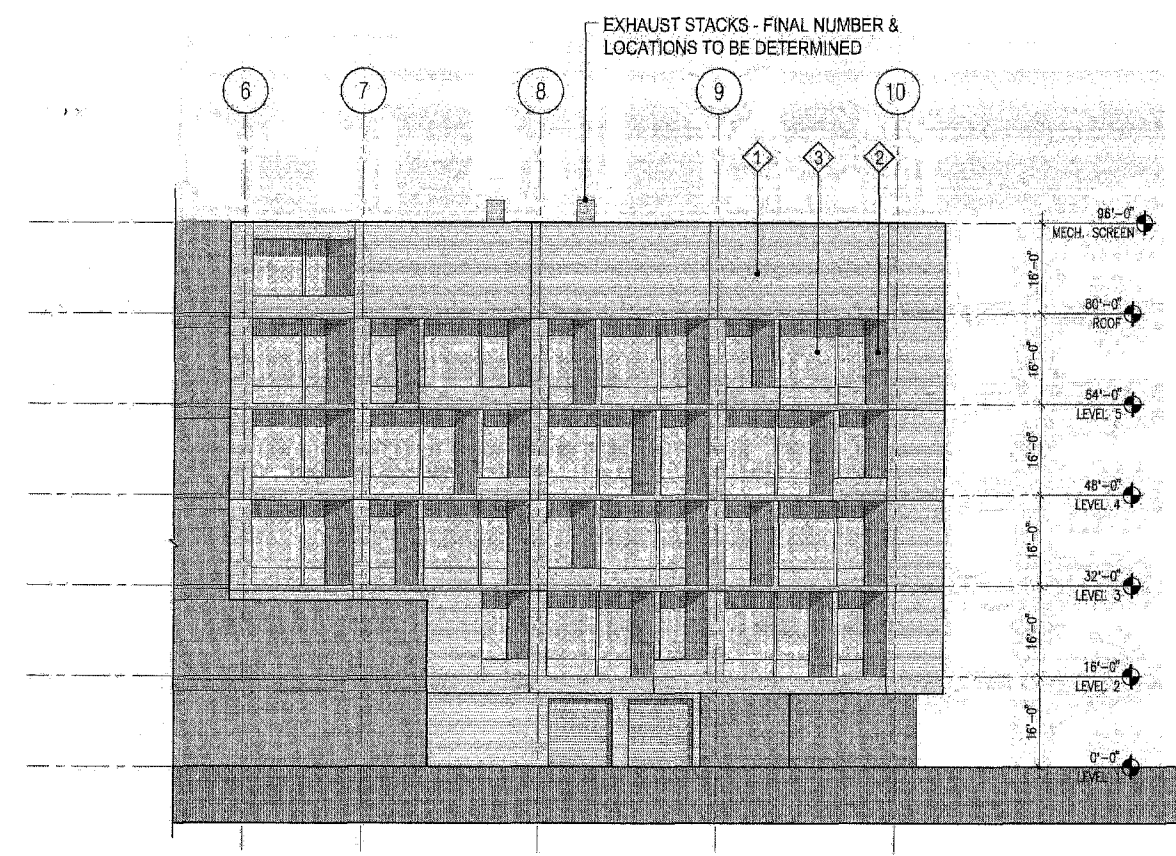
1 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 PARTIAL SOUTH ELEVATION
1/16" = 1'-0"

- MATERIAL LEGEND**
1. CEMENTITIOUS PANEL (1)
 2. CEMENTITIOUS PANEL (2)
 3. GLASS WINDOW
 4. GLASS CURTAIN WALL SYSTEM
 5. GLASS STOREFRONT
 6. EQUIPMENT SCREEN
 7. ALUMINUM SUNSHADE ELEMENT

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

PREPARED BY:

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REVISION 4: 9-4-15

REVISION 3: 10-3-13

REVISION 2: 7-10-13

REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO: 22 OF 24

PTS# 291342

PROJECT# 15594-00

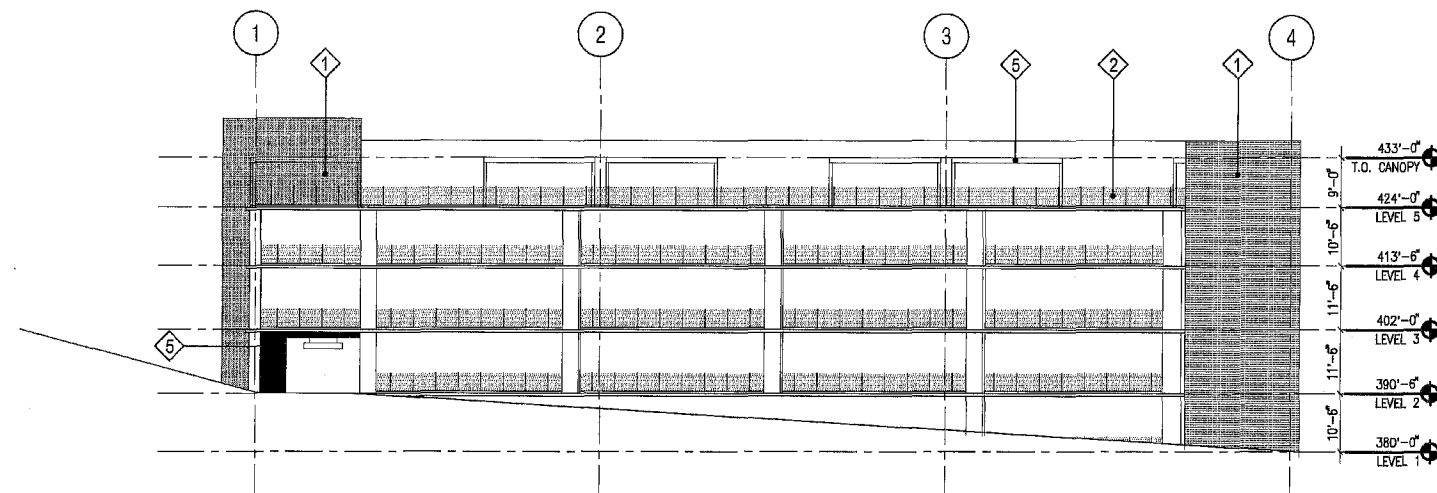
Flad Architects
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8TH FLOOR
SAN FRANCISCO, CA 94108
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F: 415-398-1606

RIDOS CLEMENTI HALE STUDIOS
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P: 323-785-1800

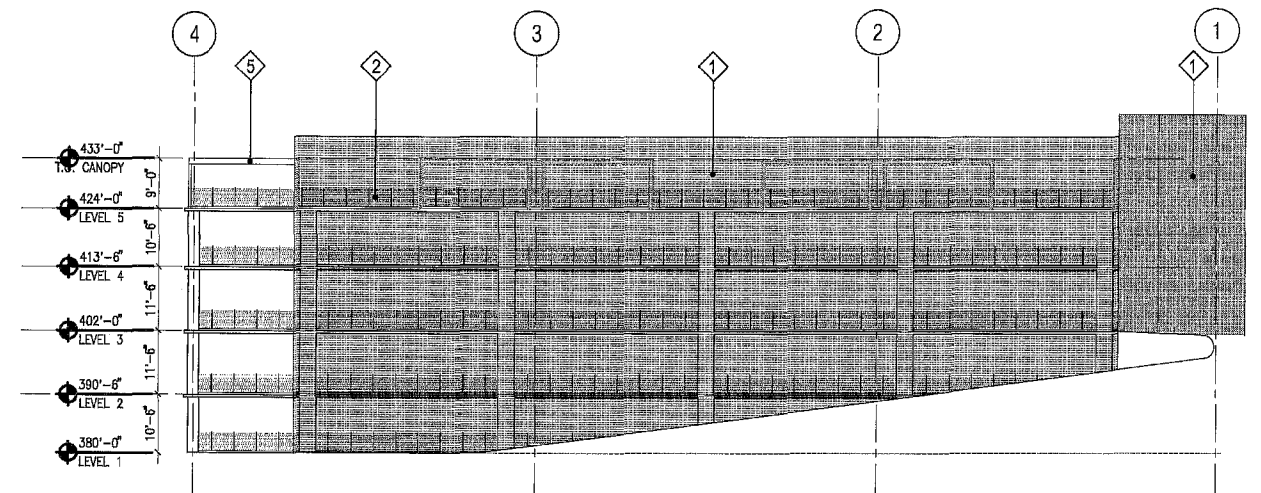
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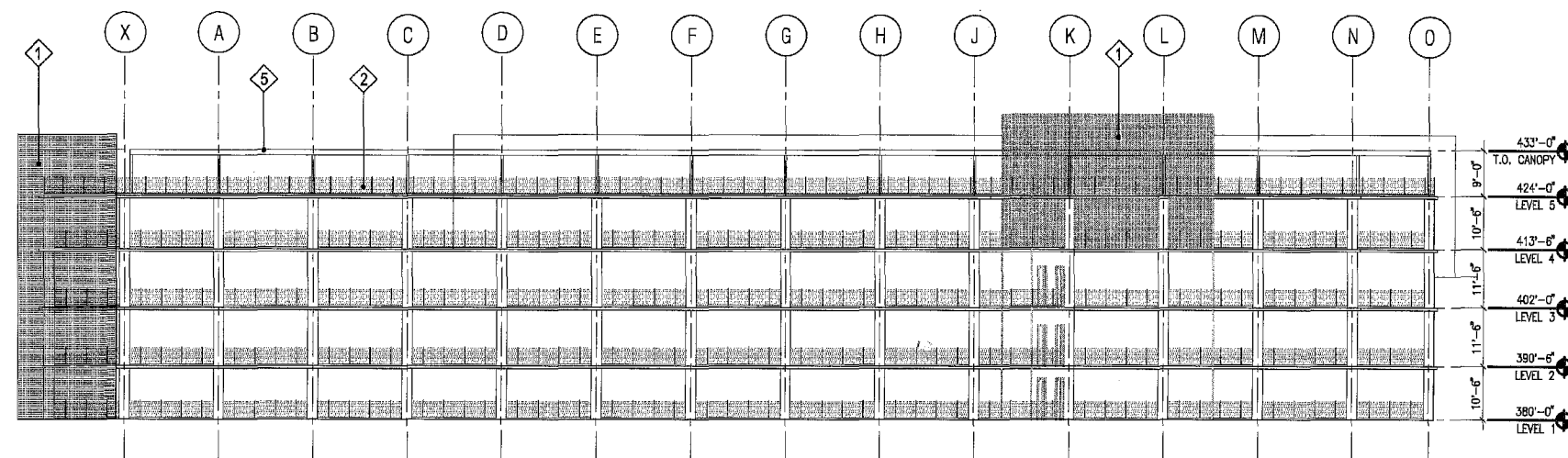
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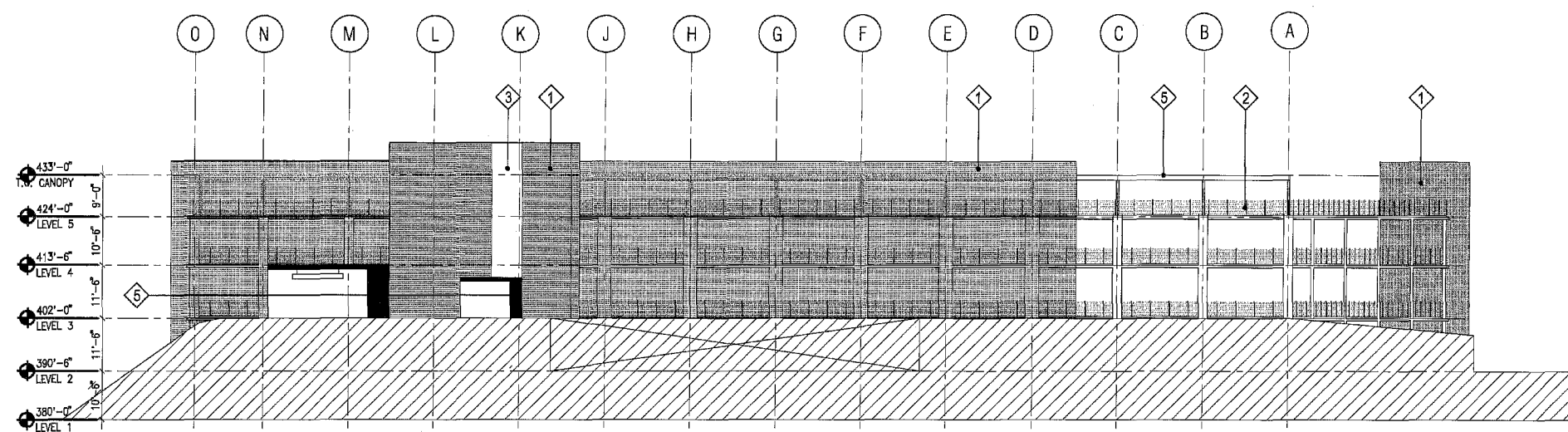
1 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

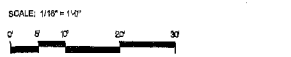


3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

- ELEVATION LEGEND**
1. ARCHITECTURAL SCREEN
 2. CABLE GUARDRAIL & VEHICLE BARRIER
 3. COMPOSITE PANEL W/ WOOD VENEER
 4. GLAZING
 5. SHADE CANOPY W/ MIN. 50% SHADING



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REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:

PARKING GARAGE ELEVATIONS

SHEET NO. 23 OF 24

PTS# 291342

PROJECT# 15594-00

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650 CALIFORNIA STREET
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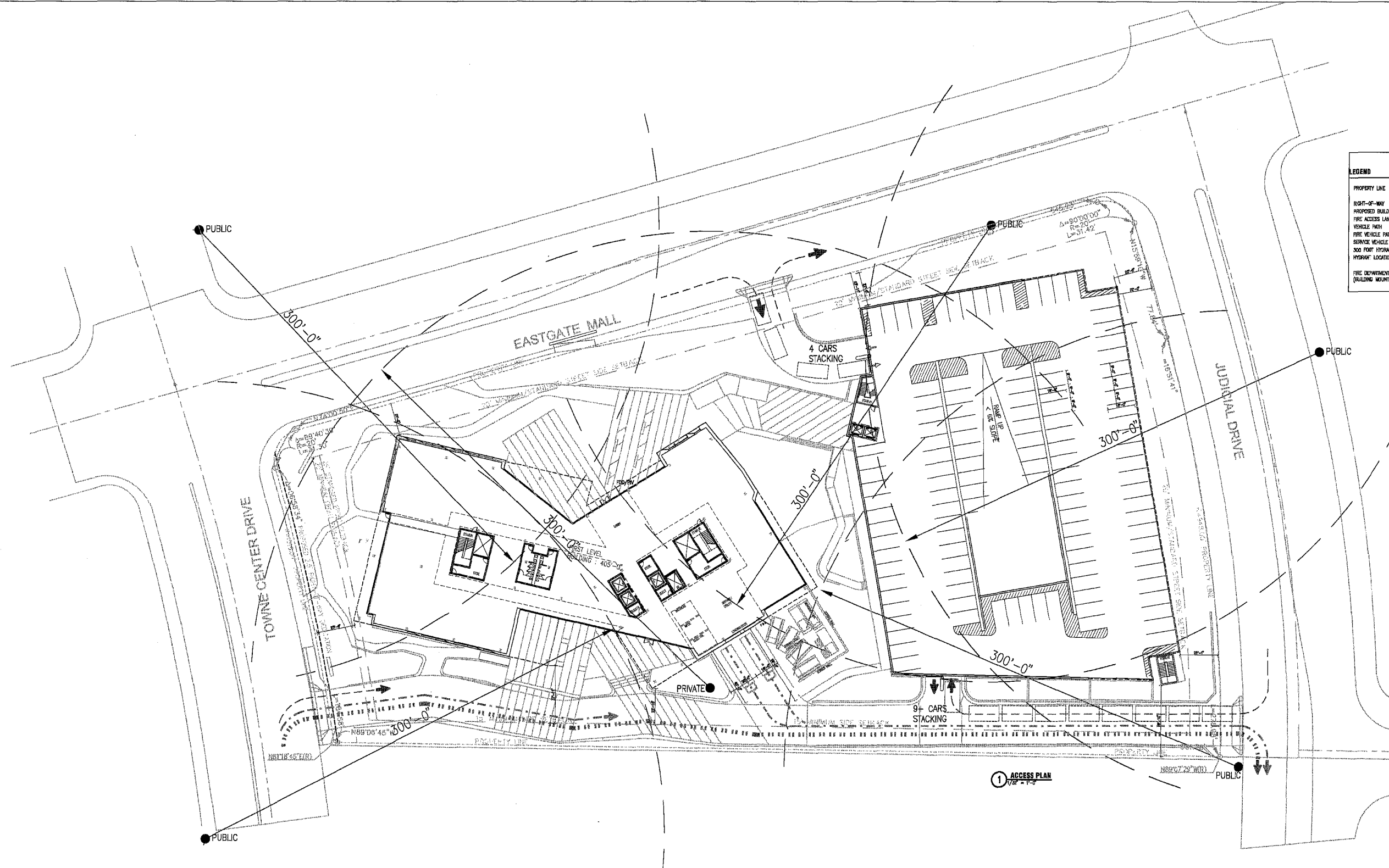
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P: 323-785-1800

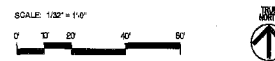
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9455 TOWNE CENTRE DRIVE
SAN DIEGO, CALIFORNIA



LEGEND	
PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED BUILDING	---
FIRE ACCESS LANE	---
VEHICLE PATH	---
FIRE VEHICLE PATH	---
SERVICE VEHICLE PATH	---
300 FOOT HYDRANT RADIUS	---
HYDRANT LOCATION	---
FIRE DEPARTMENT CONNECTION (BUILDING MOUNTED)	---



PREPARED BY:

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REVISION 1: 12-14-12

ORIGINAL DATE: 8-2-12

SHEET TITLE:

ACCESS PLAN

SHEET NO. 24 OF 24

PTS# 291342

PROJECT# 15594-00

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