



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 14, 2018 REPORT NO. PC-18-034
HEARING DATE: June 21, 2018
SUBJECT: 9775 Towne Centre Drive. Process Five Decision
PROJECT NUMBER: [527644](#)
OWNER/APPLICANT: BMR-APEX LP, Owner/Permittee (Attachment 12)

SUMMARY

Issue: Should the Planning Commission recommend that the City Council approve an application to transfer development intensity and construct a 165,000-square-foot, four-story scientific research building with two levels of underground parking located at 9775 Towne Centre Drive in the University Community Plan area?

Staff Recommendation:

1. Recommend the City Council **Adopt** Mitigated Negative Declaration No. 527644 and **Adopt** the Mitigation, Monitoring, and Reporting Program; and
2. Recommend the City Council **Approve** Community Plan Amendment No. 1857126, Site Development Permit No. 1857123, and Planned Development Permit No. 1857124 at receiving site located at 9775 Towne Centre Drive; and
3. Recommend the City Council **Approve**; Planned Development Permit No. 2152114 at donating sites located at 4535-4550 Towne Centre Court; and
4. Recommend the City Council **Approve** Planned Development Permit No. 2152115 at donating sites 9855-9885 Towne Centre Drive;

Community Planning Group Recommendation: On April 10, 2018, the University Community Planning Group voted 11:3:1 to recommend approval of the project, with conditions.

Environmental Review: A Mitigated Negative Declaration No. 527644 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be

implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

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

Code Enforcement Impact: None with this action.

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 site is located at 9755 Towne Centre Drive within the University Community Plan area and is currently improved with a vacant, 103,800-square-foot Research & Development/Flex Office building (Attachments 1 & 2). The site is designated Scientific Research by the University Community Plan (Attachment 3). The site is identified as Prime Industrial Land by the General Plan, is located within the IP-1-1 zone, the Community Plan Implementation Zone (CPIOZ) Type A, and is regulated by the Eastgate Technology Park Planned Industrial Development Permit No. 90-0892 (PID 90-0892).

DISCUSSION

Project Description

The 9775 Towne Centre Drive project proposes to demolish the existing building and construct a 165,000-square-foot, four-story scientific research building with two levels of underground parking. The project also proposes implementation of a Transportation Demand Management Plan and a transfer of development intensity from two donor sites to the project site (Attachment 4). The project would provide a total of 495 parking spaces including 175 on-grade spaces and 320 below-ground parking garage spaces. Forty of the parking spaces would be exclusively for use by zero-emission or carpool vehicles and 30 of those spaces would be equipped with electric vehicle charging capabilities. Two of those spaces would be equipped with quick-charging equipment.

An existing Open Space Easement (OSE) would remain at the rear (eastern) portion of the project site and a new Covenant of Easement would be recorded in between the project and the OSE, protecting the adjacent Environmentally Sensitive Lands. Public improvements, including new driveway and sidewalk are required and included as part of the proposal. A Mitigated Negative Declaration has been prepared for the project for potential impacts to Paleontological Resources. Included monitoring would reduce these impacts to less than significant. An emergency access road is proposed at the rear of the project site adjacent to the proposed development and outside of the protected Covenant of Easement area.

The project site is bounded by Towne Centre Drive to the west, existing scientific research

developments to the north and south, and railroad tracks to the east at the bottom of a steep slope. The existing land uses within the vicinity include commercial/industrial/office space to the north, west and south and open space areas to the east.

Required Approvals

The project proposes 173,930 square feet (SF) of building. The building includes 8,500 SF of accessory space and 8,930 SF of rooftop mechanical penthouse space reducing the total to 156,500 SF. The project receives a credit of 100,000 SF for the onsite building resulting in 56,500 SF. The project requires a Community Plan Amendment to transfer 7,635 square feet (SF) of Scientific Research use from Subarea 11 to Subarea 12 and to transfer 18,878 SF from within Subarea 12 resulting in an added development intensity in Subarea 12 of 29,987 SF. Proposed revisions to the University Community Plan Development Intensity Table 3 reflect the transfer between subareas and resulting increase to total square footage for Subarea 12 (Figure 1 and Attachment 6).

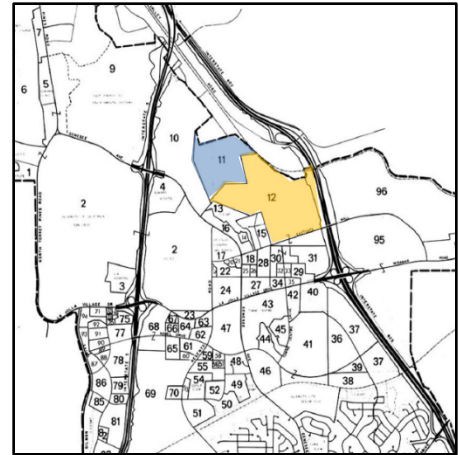


Figure 1: Subareas 11 and 12

Two Planned Development Permits (PDPs) are required to memorialize the transfer of development intensity to the project site and a third PDP to grant the entitlement to develop the proposed project. The first PDP would amend Planned Industrial Permit (PID) No. 90-0892 within Subarea 12 to transfer 18,878 SF from Lots 3A, 3B, and 3D (4535, 4545, & 4550 Towne Centre Court) to the project site on Lot 6A (Attachment 10-A). The second PDP would amend PID 96-7792 within Subarea 11 by reducing the maximum allowed development on-site and transferring 7,635 square feet (from 9855, 9865, 9875, & 9885 Towne Centre Drive) to Lot 6A within Subarea 12 (Attachment 10-B). A third PDP is required for the project site to receive the additional 26,513 square feet from the two donor sites (Attachment 10-C). A Site Development Permit (SDP) is required due to the presence of Environmentally Sensitive Lands on the project site. An SDP is also required per the Airport Land Use Compatibility Overlay Zone requirements, SDMC Section 132.1502, Per Table 132-15B. A Multi-Habitat Planning Area (MHPA) Boundary Line Correction is required to adjust the MHPA line to reflect the accurate limits of existing disturbance at the site.

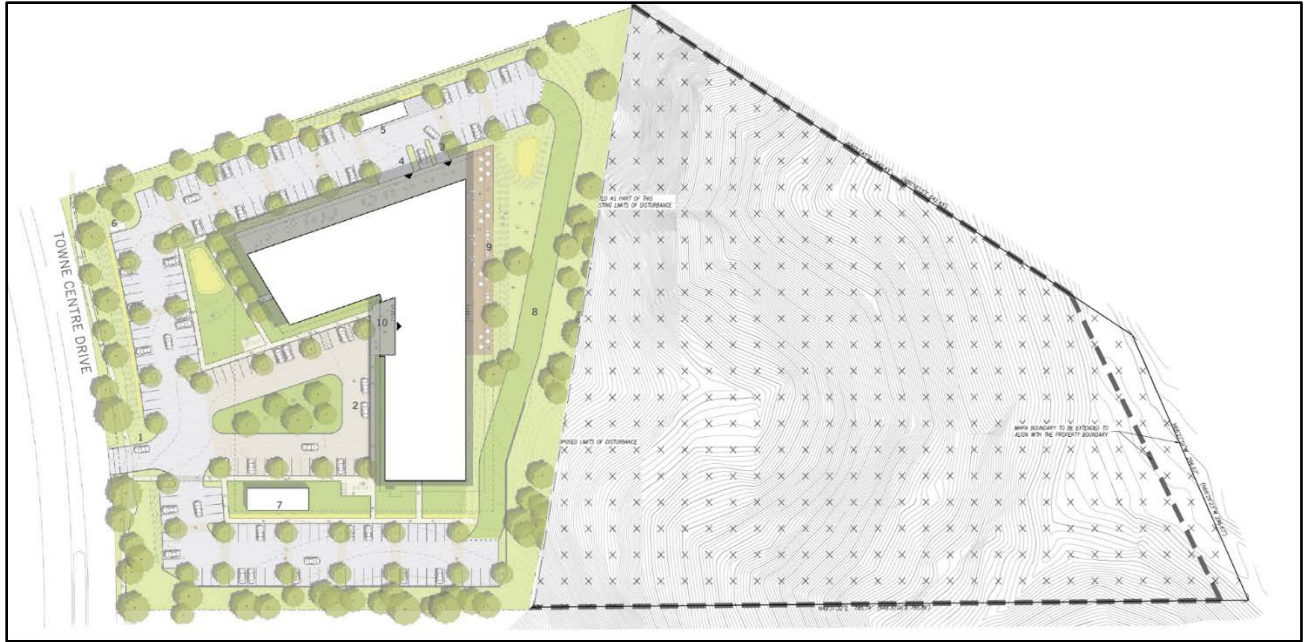


Figure 2: Site Plan

Environmental Analysis

A Mitigated Negative Declaration (MND No. 527644) has been prepared for the proposed project. An Initial Study has determined that the proposed project could have a significant environmental effect in the area of Paleontological Resources. Subsequent revisions to the project have created the specific mitigated that now mitigates the potentially significant environmental effects previously identified, and, therefore, an Environmental Impact Report is not required for this project. The project proposes approximately 70,000 cubic yards of cut and would excavate to a maximum depth of 25 feet. Per the City's CEQA Significance Determination Thresholds, projects that involve more than 1,000 cubic yards of excavation and depth of 10 feet or greater within a high sensitivity formation are considered to have a potentially significant impact on paleontological resources. A Mitigation Monitoring and Reporting Program (MMRP) as detailed in Section V of the MND is required. With the implementation of the monitoring program, potential impacts to paleontological resources would be reduced to less than significant. The project site lies within the boundaries of the City's MSCP Subarea Plan. The City's MHPA is mapped on site. MHPA Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity and connectivity to sustain the unique biodiversity of the San Diego region. Of the 7.73 acres of mapped MHPA on the project site, approximately 1.04 acres would be corrected out of the MHPA. The MHPA boundary line correction would move the MHPA boundary line northeast to align with the currently proposed development limits of disturbance. Additionally, 0.26 acre of land within the northeastern end of the existing open space easement would also be added to the MHPA.

Grading

Of the 12.11-acre site, more than two-thirds is open space with no development proposed or allowed. On September 11, 1989 a deed restriction was recorded over the open space portion of the site as File No. 89-488383 O.R. With the proposed project a MHPA Boundary Line Correction would occur to incorporate existing suitable areas of vegetation thereby increasing the amount of protected open space on site. The grading of the site is proposed to occur on the remaining approximately 4.74-acres or 38.7 percent of the site. Excavation is estimated to be approximately 70,000 cubic yards and embankment is estimated at 29,000 cubic yards. The maximum depth of excavation is approximately 25 feet with no cut slopes. The maximum depth of embankment is approximately four feet with a maximum fill slope of thirteen feet. All slopes would have a slope ratio of 2:1. Approximately 41,000 cubic yards would be exported to a legal disposal site. The grading design incorporates the use of retaining walls. The total combined length of all retaining walls would be approximately 765 linear feet. The highest wall would be approximately nine feet.

Landscape Design

The proposed landscape design would preserve several trees on the site. Several new species of trees would be included in the landscape design to establish a strong, consistent landscape theme. These include Ulmus, Liquidambar, Platanus, Geijera, Arbutus, Tristania, and Prosopis. Shrubs and ground covers would include ornamentals, drought tolerant, slope stabilizing and perennial flowering species. Turf would be limited to use in turf block in the necessary fire lane only. Street trees are included along the project's frontage on Towne Centre Drive.

Community Plan Analysis

The project site is designated Scientific Research by the University Community Plan (Attachment 3). 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 amendment would increase the allowable development intensity of Scientific Research use on the site and 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 University of California San Diego (UCSD). Increased intensity is consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The project site is also identified as Prime Industrial Land by the General Plan's Economic Prosperity Element which encourages the growth and retention of base sector industrial uses such as Scientific Research, in areas that are identified as Prime Industrial Lands. The 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 be adequately served by existing and planned infrastructure.

Adding additional square footage in the UCP for Scientific Research use would allow for companies to locate or expand their business activities at a location close to the UCSD campus and related research facilities that 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 Plan area, and the increase in the number of quality employment opportunities in the City.

The main purpose of CPIOZ A within the UCP is to ensure implementation of the Development Intensity Element and to limit uses and development intensity to the levels specified in the Land use and Development Intensity Table (Table 3). The Land Use and Development Intensity Table is meant to ensure a balance of land uses in the community while helping to also ensure a workable circulation system. With the proposed transfer of development intensity from Subarea 11 to Subarea 12, transfer of development intensity between lots within Subarea 12, and implementation of the proposed Transportation Demand Management Plan, all street segments and intersections are anticipated to operate at an acceptable level of service.

Community Planning Group Recommendation

On April 10, 2018 the University Community Planning Group (UCPG) voted 11:3:1 to recommend approval of the project, with conditions. Several motions and discussion occurred by the UCPG before a final motion passed (Attachment 11).

The approved motion was "to approve as presented with the additions of changing TDM monitoring to every 6 months that will be reported to UCPG, lighting on canyon side of building to be shielded, and for BioMed to agree to address bird strikes. By AW and seconded by AB. Vote 11 for 3 against 1 abstention, JM, motion passed."

Conclusion

City 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 in the Land Development Code. The design of the proposed Project complies with all development regulations of the IP-1-1 zone and no deviations are required to approve the project. Staff has provided draft findings (Attachments 7 through 9) to support the proposed development and draft conditions of approval (Attachment 10). Staff is recommending the Planning Commission recommend to the City Council approval of the Project as presented.

ALTERNATIVES

1. Recommend the City Council Approve Community Plan Amendment No. 1857126, Planned Development Permit No. 1857124, Planned Development Permit No. 2152114, Planned Development Permit No. 2152115 and Site Development Permit No.18571234, with

modifications.

2. Recommend the City Council Deny Community Plan Amendment No. 1857126, Planned Development Permit No. 1857124, Planned Development Permit No. 2152114, Planned Development Permit No. 2152115 and Site Development Permit No. 18571234, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Morris E. Dye
Development Project Manager
Development Services Department

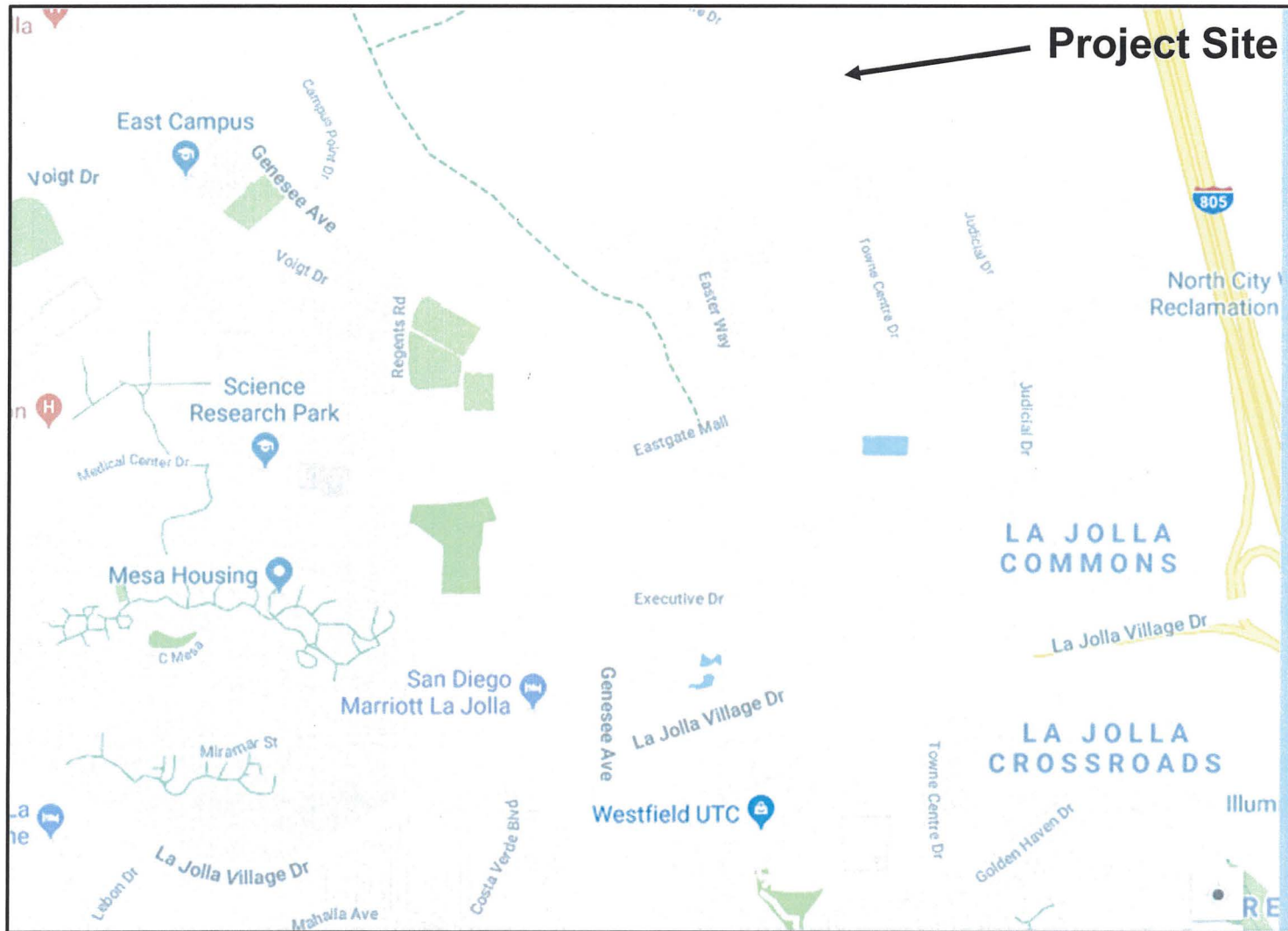


Brian Schoenfisch
Program Manager
Planning Department

VACCHI: MD

Attachments:

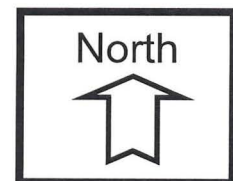
1. Project Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Figure 26 of the Development Intensity Element, University Community Plan
5. Site Plan
6. University Community Plan Amendment Table 3 revisions
7. Draft Environmental Resolution with MMRP
8. Draft Community Plan Amendment Resolution
9. Draft Permit Resolution with Findings
10. Draft Permits with Conditions, 10-A, 10-B and 10-C
11. Community Planning Group recommendation
12. Ownership Disclosure Statement
13. Project Plans



Project Location Map

9775 Towne Centre Drive CPA

Project No. 527644 - 9775 Towne Centre Drive

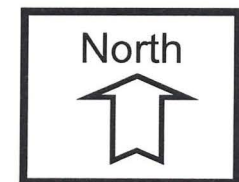




Aerial Photo

9775 Towne Centre Drive CPA

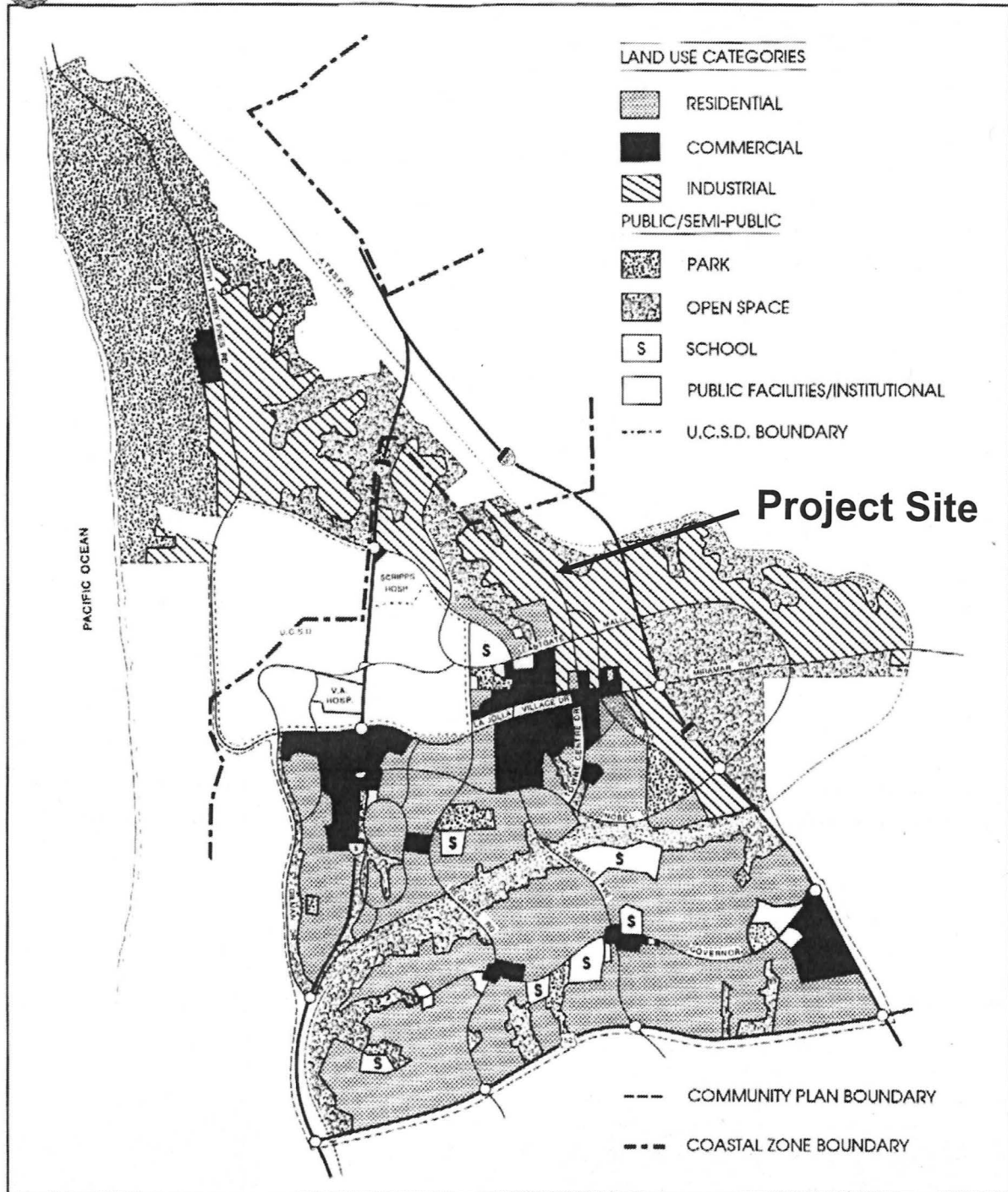
Project No. 527644 - 9775 Towne Centre Drive



ATTACHMENT 2



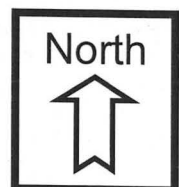
University Community Plan
City of San Diego



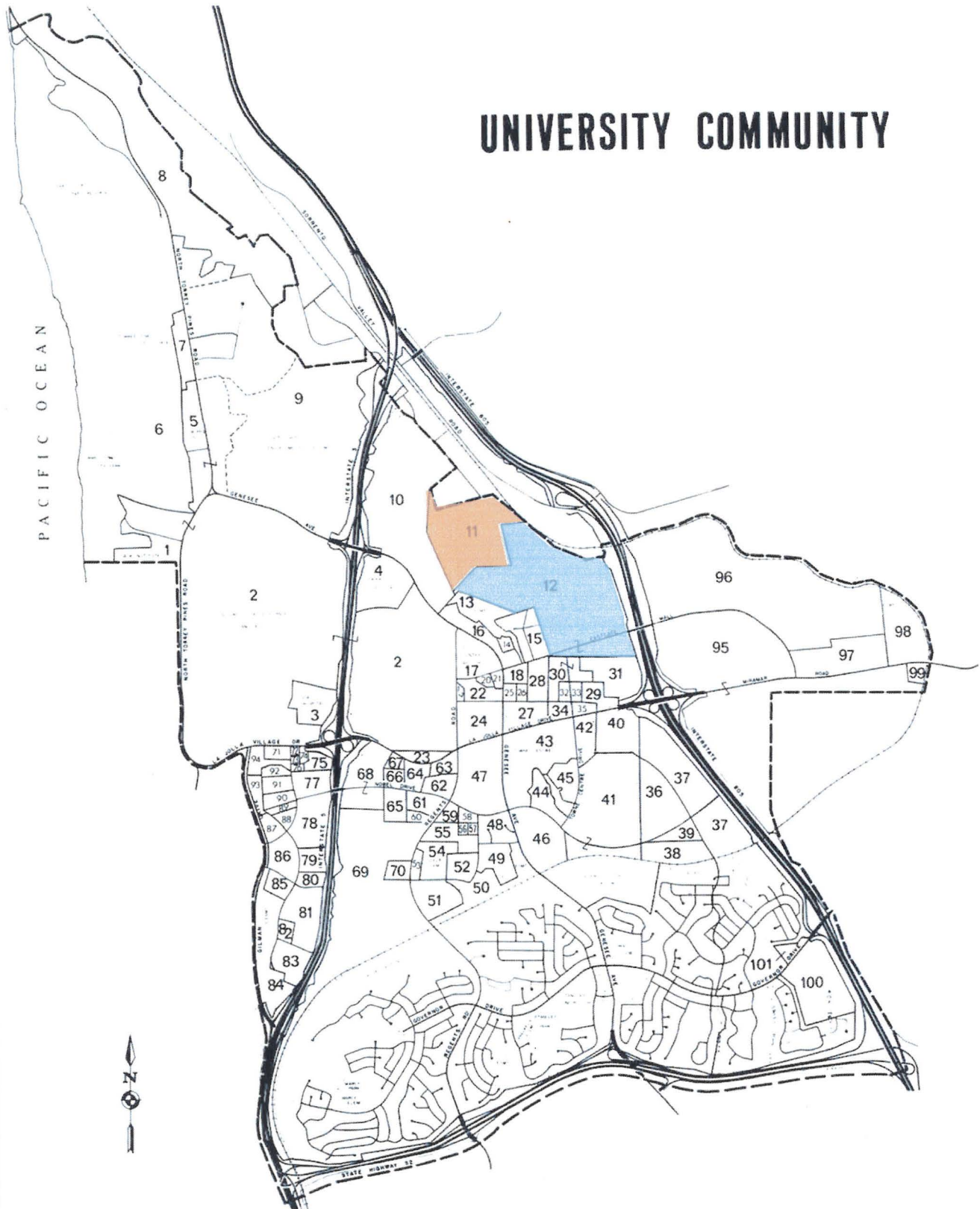
Land Use Map

9775 Towne Centre Drive CPA

Project No. 527644 - 9775 Towne Centre Drive



UNIVERSITY COMMUNITY



Land Use and Development Intensity Subarea Map
University Community Plan



PROJECT NAME: W. P. LOWME CENTRE DRIVE

REVISION A: 10-10-17 FOR SUBMITTAL

REVISION B: 10-00-17 AND SUBMITTAL

REVISION C: 10-10-17 AND SUBMITTAL

DATE: 12-12-19

SHEET NO: 6 OF 23

115 IN

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 ⁽¹⁾	
7. Sheraton Hotel	11.38	400 Rooms - Hotel
Lodge at Torrey Pines	6.00 ⁽¹⁾	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: IVAC 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)-(4b)}
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID) ^{(4a)(4b)}	218.50	2,425,903 <u>2,472,025</u> 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 plan.

(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.

(4b) 7,635 square feet is transferred from Eastgate Acres PID 96-7756 in Subarea 11 to Lot 6A in Subarea 12. 18,878 square feet is being transferred to Lot 6A from within PID 90-0892. In addition to transfers, the project on Lot 6A shall implement Transportation Demand Management (TDM) measures targeting a reduction in project trips during peak hours.

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on December 12, 2016, BMR-APEX LP, a Delaware limited partnership, Owner/Permittee and BMR-AXIOM LP, a Delaware limited partnership, Owner, BMR-9885 TOWNE CENTRE DRIVE LP, a Delaware limited liability company and BMR-9865 TOWNE CENTRE DRIVE LP, a Delaware limited liability company, submitted an application to Development Services Department for a Community Plan Amendment (CPA), a Site Development Permit (SDP), Planned Development Permits (PDPs), and a Boundary Line Correction for the 9775 Towne Centre Drive project (Project); and

WHEREAS, the project site is located at 9775 Towne Centre Drive within the University Community Plan area and legally described as: Parcels 1, 2 and 4 of Parcel Map No. 16828, as per the map thereof filed in the Office of the County Recorder of San Diego County, April 23, 1992 as file No. 1992-0239394 of Official Records, and Parcel 1 of Parcel Map No. 15937, filed in the Office of the County Recorder of San Diego County, January 4, 1990 as file/page No. 90-006036 of Official Records; and

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

WHEREAS, issue was heard by the Planning Commission on June 21, 2018 and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 527644, (MND) prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that the MND and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that The Development Services Department 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 the ordinance associated with the Project.

By _____
Morris E. Dye
Development Project Manager
Development Services Department

(R-2018-_____)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO AMENDING THE GENERAL PLAN AND THE
UNIVERSITY COMMUNITY PLAN FOR THE 9775 TOWNE
CENTRE DRIVE PROJECT– PROJECT NO. 527644.

WHEREAS, BMR-APEX LP, a Delaware limited partnership, Owner/Permittee and BMR-AXIOM LP, a Delaware limited partnership, Owner, BMR-9885 TOWNE CENTRE DRIVE LP, a Delaware limited liability company and BMR-9865 TOWNE CENTRE DRIVE LP, a Delaware limited liability company, requested an amendment to the University Community Plan to transfer development intensity from Subarea 11 to Subarea 12, and from within Subarea 12, Lots 3A, 3B and 3D to Lot 6A, and construct a 165,000-square-foot, four-story scientific research building with two levels of underground parking located at 9775 Towne Centre Drive. The site is legally described as Parcels 1, 2 and 4 of Parcel Map No. 16828, as per the map thereof filed in the Office of the County Recorder of San Diego County, April 23, 1992 as file No. 1992-0239394 of Official Records, and Parcel 1 of Parcel Map No. 15937, filed in the Office of the County Recorder of San Diego County, January 4, 1990 as file/page No. 90-006036 of Official Records; and

WHEREAS, the Planning Commission of the City of San Diego voted _____ on June 21, 2018 and found the proposed amendment consistent with the General Plan; and

ATTACHMENT 8

WHEREAS, on _____ the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to 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; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments 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 Elliott, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

MJL:pev
_____, 2018
Or.Dept:DSD
R-2018-_____

Attachment: Revised pages of the University Community Plan

CITY COUNCIL RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1857123;
PLANNED DEVELOPMENT PERMIT NO. 1857124,
(Amending PID No. 90-0892);
PLANNED DEVELOPMENT PERMIT NO. 2152114,
(Amending PID No. 90-0892) and
PLANNED DEVELOPMENT PERMIT NO. 2152115,
(Amending PID No. 96-7756)
9775 TOWNE CENTRE DRIVE PROJECT NO. 527644 MMRP

WHEREAS, BMR-APEX LP, a Delaware limited partnership, Owner/Permittee, BMR-AXIOM LP, a Delaware limited partnership, and BMR-9885 TOWNE CENTRE DRIVE LP, a Delaware limited liability company and BMR-9865 TOWNE CENTRE DRIVE LP, a Delaware limited liability company, Owners, filed an application with the City of San Diego for Site Development Permit No.1857123, Planned Development Permit (PDP) No. 1857124, (Amending Planned Industrial Permit (PID) No. 90-0892), PDP No. 2152114 (Amending PID No. 90-0892) and PDP No. 2152115 (Amending PID No. 96-7756), amendment to PID Permit No. 90-0892 for the demolition of existing structures and the construction of an approximately 165,000 square foot scientific research building with two levels of underground parking known as the 9775 Towne Centre Drive project, located at 9775 Towne Centre Drive; and

WHEREAS, the project site is legally described as Parcels 1, 2 and 4 of Parcel Map No. 16828, as per the map thereof filed in the Office of the County Recorder of San Diego County, April 23, 1992 as file No. 1992-0239394 of Official Records, and Parcel 1 of Parcel Map No. 15937, filed in the Office of the County Recorder of San Diego County, January 4, 1990 as file/page No. 90-006036 of Official Records, in the University Community Plan area, in the IP-1-1 zone; and

WHEREAS, on June 21, 2018, the Planning Commission of the City of San Diego considered SDP No. 1857123, PDP No. 1857124, PDP No.2152114 and PDP No. 2152115, and pursuant to Resolution No. _____-PC voted to recommend City Council 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 Site Development Permit No. 1857123 and Planned Development Permit No. 1857124:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

The project is on a 12.11-acre site located at 9775 Towne Centre Drive within the University Community Plan area. The University Community Plan (UCP) designates the project site for Scientific Research. The project is proposing a new Scientific Research building with underground parking consistent with that designation. The project site is within the Community Plan Implementation Overlay Zone Type A (CPIOZ A), is identified as Prime Industrial Lands and is regulated by Planned Industrial Development Permit (PID) No. 90-0892. The CPIOZ A ensures Development Intensity Element implementation and limits uses and development intensity to levels specified in the Land Use and Development Intensity Table (Table 3) of the University Community Plan (UCP).

The project proposes a 165,000-square-foot (SF) building on Lot 6A within Subarea 12 of the University Community Plan area. To account for the applicable automobile trips associated with the new building, the Owner/Permittee proposes to transfer allocated square footage from another subarea area, Subarea 11, and from other lots within Subarea 12 to the project site lot, Lot 6A. The transfer from one Subarea

to another is allowed with the approval of a Planned Development Permit as outlined by the University Community Plan.

The project site is designated Scientific Research by the University Community Plan (Attachment 3). 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 amendment would increase the allowable development intensity of Scientific Research use on the site and 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 University of California San Diego (UCSD). Increased intensity is consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The project site is also identified as Prime Industrial Land by the General Plan's Economic Prosperity Element which encourages the growth and retention of base sector industrial uses such as Scientific Research, in areas that are identified as Prime Industrial Lands. The 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 be adequately served by existing and planned infrastructure.

Adding additional square footage in the UCP for Scientific Research use would allow for companies to locate or expand their business activities at a location close to the UCSD campus and related research facilities that 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 Plan area, and would increase in the number of quality employment opportunities in the City.

The University Community Plan is being amended to increase square footage for Subarea 12 by 46,122 square feet. Planned Industrial Development (PID) No. 96-7756 is being amended to transfer 7,635 square feet to Lot 6A. PID No. 90-0892 is being amended to transfer 18,878 square feet to Lot 6A. Planned Industrial Development No. 90-0892 is being amended to increase the square footage for Lot 6A to 165,000 SF. With this added square footage and the associated increase of traffic, all street segments are anticipated to continue to operate at acceptable levels of service. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site 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 development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

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

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping, and all other requirements of the development criteria for the IP-1-1 zone. In addition, the project is designed to comply with the regulations for Environmentally Sensitive Lands. No deviations to the relevant regulations of the San Diego Municipal Code are requested or required to approve the project. A Planned Development Permit will allow the transfer of square footage as described by the University Community Plan and would allow for sufficient square footage for the proposed scientific research facility.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The project is on a 12.11-acre site located at 9775 Towne Centre Drive within the University Community Planning Area. The University Community Plan (UCP) designates the project site for Scientific Research. The project is proposing a new Scientific Research building with underground parking consistent with that designation. The project site is within the Community Plan Implementation Overlay Zone Type A (CPIOZ A), is identified as Prime Industrial Lands and is regulated by Planned Industrial Development Permit (PID) No. 90-0892. The CPIOZ A ensures Development Intensity Element implementation and limits uses and development

intensity to levels specified in the Land Use and Development Intensity Table (Table 3).

Refer to Site Development Permit Finding A.1.a. above for additional information. Given this information, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site 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 development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. In addition, the project is conditioned to close an existing driveway and restore the curb, gutter and sidewalk per City of San Diego Standards. Further, the project is also conditioned to construct a new 25-foot driveway and a five-foot, non-contiguous sidewalk along Towne Centre Drive connecting to an existing sidewalk per City of San Diego Standards. These improvements will improve public safety. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

c. 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 proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for coverage, open space, grading, landscaping and all other requirements of the development criteria for the IP-1-1 zone. No deviations to the regulations of the San Diego Municipal Code are requested or required to approve the project. A Planned Development Permit will allow the transfer of square footage as described by the University Community Plan and would allow for sufficient square footage for the proposed scientific research facility.

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 Site Development Permit No. 1857123 and Planned Development Permit No. 1857124 is granted to BMR-APEX LP, a Delaware limited partnership, Owner/Permittee, BMR-AXIOM LP, a Delaware limited partnership, BMR-9885 TOWNE CENTRE DRIVE LP, a Delaware limited liability company, and BMR-9865 TOWNE CENTRE DRIVE LP, a Delaware limited liability company, Owners, under the terms and conditions set forth in the attached permits which is made a part of this resolution.

BE IT FURTHER RESOLVED, that the MHPA boundary line correction as shown on the submitted Exhibit "A" drawings is approved.

APPROVED BY: MARA W. ELLIOTT, City Attorney

By _____
Shannon M. Thomas
Deputy City Attorney

SMT:als
10/20/2017
Or.Dept:DSD

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006943

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1857123 and PLANNED DEVELOPMENT PERMIT NO. 1857124
(AMENDMENT TO PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 90-0892)

9775 TOWNE CENTRE DRIVE PROJECT NO. 527644 MMRP
CITY COUNCIL

This Site Development Permit No. 1857123/Planned Development Permit No. 1857124, an Amendment to Planned Industrial Development Permit No. 90-0892, is granted by the City Council of the City of San Diego to BMR-APEX LP, a Delaware limited partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 and 126.0605. The approximately 12.108-acre site is located at 9775 Towne Centre Drive in the IP-1-1 Zone of the University Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 15937, filed in the Office of the County Recorder of San Diego County, January 4, 1990 as file/page No. 90-006036 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of existing structures and the construction of an approximately 165,000 square foot, four-story scientific research building with two levels of underground parking for a total of 324,335 square feet as 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. Demolish an existing scientific research office building and construct a new, 165,000-square-foot, four-story scientific research building with two levels of underground parking;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. Planned Industrial Development Permit No. 90-0892 shall remain in force and effect except as amended by this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA],

executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. 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.

10. 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.

11. 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.

12. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 527644, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 527644 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:

Paleontological Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

16. 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" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

17. 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 the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond closure of existing driveway and restoration of curb/gutter and sidewalk per current City standards to satisfaction of City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the construction of new, 25-foot-driveway per City Standards on Towne Centre Drive satisfactory to City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond construction of five-foot, non-contiguous sidewalk along Towne Centre Drive connecting to existing sidewalk satisfactory to City Engineer.
21. 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.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
23. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed private storm drain system within Towne Centre Drive public right of way.
24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for trees, landscaping/irrigation and existing seat wall within Towne Centre Drive satisfactory to City Engineer.
25. 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.
26. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

27. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
28. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-

graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

29. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

30. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-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.

31. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

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

33. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

34. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

35. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with §142.0412. Zone One shall range from 35 feet to 79 feet in width with a

corresponding Zone Two of 0-ft. to 65-ft. in width, exercising Zone Two reduction options under §142.0412(f).

36. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

37. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

38. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

39. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM:

40. BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

A. Biologist Verification - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. Preconstruction Meeting - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. Biological Documents - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

D. BCME -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

E. Avian Protection Requirements - To avoid any direct impacts to any species identified as a listed, candidate, sensitive, or special status species in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

F. Resource Delineation - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

G. Education -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. Monitoring- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. Subsequent Resource Identification - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

MHPA LAND USE ADJACENCY GUIDELINES

41. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of measures below under the bolded heading of each item.

42. **Grading/Land Development/MHPA Boundaries** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify MHPA boundaries onsite and adjacent properties are delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the approved development/construction footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

43. **Drainage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify all new and proposed parking lots, staging areas, and developed areas

in and adjacent to the MHPA are designed so they do not drain directly into the MHPA. All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

44. **Toxics/Project Staging Areas/Equipment Storage** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

45. **Lighting** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.

46. **Barriers** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify construction and new development within or adjacent to the MHPA includes barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

47. **Invasives**- Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify no invasive non-native plant species are being introduced into areas within or adjacent to the MHPA.

48. **Noise** - Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify (due to the site's location adjacent to or within the MHPA) where the Qualified Biologist has identified potential nesting habitat for listed avian species, that construction noise that exceeds the maximum levels (60 dB or greater at the beginning edge of the habitat) allowed shall be avoided during the breeding seasons for the California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated.

DEDICATION/EASEMENT OF MHPA LAND

49. Prior to recordation of the first final map and/or issuance of any grading permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, covenant of easement granted in favor of the City and wildlife agencies or dedication of land in fee title to the City. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes. To facilitate MHPA conveyance, any non-fee areas shall have covenant of easements for MHPA lands placed over them if located in the MHPA, and be maintained in perpetuity by the owner/Permittee/Applicant unless otherwise agreed to by the City for acceptance of dedicated land in fee title.

50. Permit condition numbers 40 through 48 of this permit are required to be placed verbatim on the construction documents and plans for the Project Site under the heading ENVIRONMENTAL PERMIT REQUIREMENTS. These permit conditions shall also be shown as actual specifications on the construction plans where applicable.

PLANNING/DESIGN REQUIREMENTS:

51. 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.

52. Prior to the issuance of any construction permit, a Covenant of Easement shall be recorded consistent with LDC, Section 143.0152. The easement drawings shall provide the exact square footage/acreage of the proposed covenant of easement. The easement shall be recorded prior to grading/construction permits.

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

54. 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

56. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

56. Prior to issuance of the first certificate of occupancy, the Owner/Permittee shall provide and maintain all elements of the Transportation Demand Management Plan listed in the Climate Action

Plan (CAP) checklist including bikesharing, subsidized transit passes/parking cash-out, electric vehicle charging stations, on-site shower facilities, and preferential carpool/vanpool parking, satisfactory to the City Engineer.

57. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways along the project's frontage on Towne Centre Drive with current City standard curb and gutter, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

58. Prior to any work starting in the public right-of-way, the Owner/Permittee shall apply for a "Public Right-of-Way Permit for Traffic Control."

59. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Towne Centre Drive, with curb, gutter and five-foot-wide noncontiguous sidewalk, and the construction of one 25-foot-wide driveway consistent with City standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

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

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

64. 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 permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this

discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____ and Approved Resolution Number _____.

DRAFT

ATTACHMENT 10-A

Site Development Permit No. 1857123 and Planned Development Permit No. 1857124

Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. 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.

BMR-APEX LP,
a Delaware limited partnership
Owner/Permittee

By _____
Federico Mina
Vice President, Development

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

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006943

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Planned Development Permit No. 2152115
Amending Planned Industrial Development Permit 96-7756
9775 TOWNE CENTRE DRIVE PROJECT NO. 527644 MMRP
CITY COUNCIL

This Planned Development Permit No. 2152115, an amendment to Planned Industrial Development Permit No. 96-7756, is granted by the City Council of the City of San Diego to BMR-9885 TOWNE CENTRE LP, a Delaware limited partnership and BMR-9865 TOWNE CENTRE LP, a Delaware partnership, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The site is located at 9855, 9865, 9875, 9879, and 9885 Towne Centre Drive in the IP-1-1 Zone of the University Community Plan area. The project site is legally described as parcels 1 through 3 inclusive of Parcel Map 18286, 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, June 21, 1999.

Subject to the terms and conditions set forth in this Permit, the Owner/Permittee accepts a voluntary reduction of entitled square footage on the site from 200,000 square feet by 7,635 square feet leaving a remainder of 192,365 square feet.

The effect of this permit shall be:

- a. Reduction of the entitled square footage on the site from 200,000 square feet by 7,635 square feet leaving a remainder of 192,365 square feet.

STANDARD REQUIREMENTS:

1. This Permit amends Planned Industrial Development Permit No. 96-7756 by reducing the development potential of 200,000 square feet on the project site authorized by the prior Planned Industrial Development Permit No. 96-7756 by 7,635 square feet leaving a remainder of 192,365 square feet entitled on the project site.

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

9. 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.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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.

ATTACHMENT 10-B

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

APPROVED by the City Council of the City of San Diego on _____ and Approved Resolution Number _____.

DRAFT

ATTACHMENT 10-B

Permit Type/PTS Approval No.: Planned Development Permit No. 2152115
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.

BMR-9885 TOWNE CENTRE LP,
a Delaware limited partnership
Owner/Permittee

By _____
Federico Mina
Vice President, Development

BMR-9865 TOWNE CENTRE DRIVE LP,
a Delaware limited partnership

By _____
Federico Mina
Vice President, Development

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

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006943

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Planned Development Permit No. 2152114
Amending Planned Industrial Development Permit 90-0892
9775 TOWNE CENTRE DRIVE PROJECT NO. 527644 MMRP
CITY COUNCIL

This Planned Development Permit No. 2152114, an amendment to Planned Industrial Development Permit No. 90-0892, is granted by the City Council of the City of San Diego to BMR-AXIOM LP, a Delaware limited partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The site is located at 4535, 4545 and 4550 Towne Centre Court in the IP-1-1 Zone of the University Community Plan area. The project site is legally described as Parcels 1, 2 and 4 of Parcel Map No. 16828 in the City of San Diego, County of San Diego, State of California as per the Map thereof filed in the Office of the County Recorder of San Diego County, April 23, 1992 as File No. 1992-0239394 of Official Records.

Subject to the terms and conditions set forth in this Permit, the Owner/Permittee accepts a voluntary reduction of entitled square footage on the site from 201,000 square feet by 18,878 square feet to 182,122 square feet.

The effect of this permit shall be:

- a. Reduction of the entitled square footage on the site from 201,000 square feet by 18,878 square feet to 182,122 square feet.

STANDARD REQUIREMENTS:

1. This Permit amends Planned Industrial Development Permit No. 90-0892 by reducing the development potential of 201,000 square feet on the project site authorized by the prior Planned Industrial Development Permit No. 90-0892 by 18,878 square feet leaving a remainder of 182,122 square feet entitled on the project site. All other permit conditions of 90-0892 shall remain in effect.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

INFORMATION ONLY:

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

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

APPROVED by the City Council of the City of San Diego on _____ and Approved Resolution Number _____.

DRAFT

Permit Type/PTS Approval No.: Planned Development Permit No. 2152114

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.

BMR-AXIOM LP,
a Delaware limited partnership
Owner/Permittee

By _____
Federico Mina
Vice President, Development

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

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes

10300 Campus Pointe Drive, 2nd Floor

6 P.M. April 10, 2018

Directors present: Chris Nielsen (CN) (Chair), Meagan Beale (MB) (Vice Chair), Nancy Groves (NG) John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Joann Selleck (JS), Isabelle Kay (IK), Andrew Wiese (AW), Rebecca Robinson (RR), Kristopher Kopensky (KK), Michael Leavenworth (ML), Roger Cavanaugh (RC), Alice Buck (ABu), Jason Moorhead (JM), Petr Krysl (PK), and Dan Monroe (DM).

Directors absent: Ash Nasser (AN), Kristin Camper (KC), Anu Delouri (AD), and Andie Hosch (AH).

1. Call the Meeting to Order - Megan Beale, Vice Chair
 - a. 1806
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions: Adoption
 - a. Request to change number 8 from information item to action item

Motion: Motion to approve with recommended change by CN and seconded by NG

Vote: Unanimous, motion passed.
4. Approval of Minutes: March 13, 2018
 - a. No change

Motion: Motion to approve as presented by RR and seconded by CN

Vote: Unanimous, motion passed.
5. Chair Letters/meetings, SDPD Update
 - a. Welcome new members
6. Announcement for business seat 3. Outreach was performed to 20 business members. No interest except Ryan Perry, Westfield
 - a. MB: Outreach has been done, no other candidates
 - b. Vote conducted
7. Nomination of Officers: Chair, Vice Chair, Secretary
 - a. Election, secret ballot,
 - b. MB nominate self for Vice Chair
 - c. PK nominating CN for chair
 - d. KK nominating JM for chair
 - e. JM spoke
 - f. CN spoke
 - g. AW: Spoke on his opinions on the two candidates
 - h. AB: Spoke on views of candidates
 - i. Election results, CN elected Chairperson, MB elected Vice Chair, KK elected Secretary
 - j. CN seated as chair

8. Announcements - MB
 - a. Ross Callum has resigned. Amber Ter-Vergrut with Scripps expressed interest. Nominations will be accepted through the rest of the month with appointment in May
9. UCSD - Bob Brown
 - a. Due to feedback on Mesa Housing Bridge, the project will be added to their scope of work
 - b. Updates
10. SANDAG - Frank Oswainy, Terry Martin
 - a. Absent
11. Membership Report - John Bassler
 - a. Discussion on membership confusion for some people last month who thought they could vote and on 5 minute delay on ballots during election
 - b. Read Article 5 section I of bylaws regarding membership and candidacy
12. Councilperson Barbara Bry - Steve Hadler
 - a. In place for Bridger and available for questions and taking notes for Bridger
13. Senator Toni Atkins - Chevelle Tate
 - a. Updates
14. Assemblyman Todd Gloria - Javier Gomez
 - a. Absent
15. Congressman Scott Peters - Jennifer Sosa
 - a. Absent
16. MCAS Miramar - K. Camper
 - a. Absent
17. Planning Department - Dan Monroe
 - a. Congratulated new members of planning group
 - b. COW workshop announcement, May 5 8am-12:00PM, electronic version also available
 - c. June 19 planning chair workshop 6pm-8pm
18. Public Comment: Non-Agenda Items - 3 minutes per speaker
 - a. Community: Recognition on Rose Canyon banners in the community
19. Information item: Repairs to Rose Canyon Trunk Sewer Repair
Paula Roberts City of San Diego (AQUA)
 - a. Review of the project
 - b. Questions from the board on bypass pump and noise
 - c. JS: Have you determined the cause of the delamination and has the issue been solved? A: The intent of new design is to solve it
 - d. AW: Will the noise walls have a cap on them? A: Yes
 - e. ML: How visible is it from Nobel? A: If you are looking for it you will find it but it is not very visible
 - f. JM: Are there sensors or monitors to determine leaks? A: No but it will be pressure tested ahead of time and there will be a monitor 24/7
 - g. Community: Appreciation for change in design

- h. IK: Are you trying to get in before the sewer expansion on Gilman? A: Not familiar with that project
 - i. Community: Scheduled hours? Round the clock when the temporary pumps are in place. Intent is to let contractor work longer hours than standard as there will be no impact to people or traffic
 - j. Genesee will have a 3 day closure and south side sidewalk will be closed
20. Information Item: Cellular Tower Committee Update

Roger Cavanaugh

- a. Review of the current law and highlights of other countries practices and rules
- b. Background on potential effects of Cellular and WiFi radiation
- c. State or municipality can not interfere with installation of cell sites as recommended by FCC
- d. Suggestion is to ask those that come to the UCPG for a cell installation, come in with a back-up position to work out agreements with the providers
- e. Also recommending that we ask the City to look at their rights, in particular for City parks
- f. ML: How did Israel and France come up with their regulation? A: Through data
- g. PK: We should consider what happens when we limit service. Phones that are in weak signal areas give off more radiation (10 times more) than the cell sites themselves
- h. JS: Do you have a strategy for removal? A: That is a step beyond. We should probably try to limit expansion. We can also look at ways to protect
- i. MB: I think protection of schools and children is beyond the scope of the planning group

21. Action item: Apex, 12.11 acres, 9775 Towne Centre Dri., CPA, Transfer trips, PDP, SDP Scientific Research PTS 527644, Bio Med Realty
 Presenter: Randi Coopersmith, Latitude 33

- a. Project review
- b. Building 165k rsf
- c. After transfer of trips 30k rsf, 240 ADT, willing to make commitment to last mile
- d. IK: How does Uber/Lyft reduce trips? A: It is part of a larger plan that can reduce vehicles for those using commute options. IK: Plans for birds?
- e. JB: Concerned about precedent set for adding trips
- f. Continued conversation from AW, AB, JB, NG regarding TDM and impacts of traffic
- g. JM: Conversation on reduced usage for life sciences
- h. KK: Conversation on what we have approved for other projects, precedent has already been set to allow for more density when also presenting traffic mitigation
- i. RC: Would like to see more TDM collaboration with UCPG

- j. AW: Raised several items that could help mitigate impacts including dedicating open space
- k. AW: Would like to see the addition of remediation of pampas grass in the canyon

First/Second Motion: Motion to approve as presented by MB and seconded by NG, later modified (second motion) to add to have developer look at reducing bird strikes and shielded lighting

Vote: 6 for and 6 against, 3 abstentions, JM, KK, RR, motion doesn't carry.

Third Motion to approve as presented with the addition of monitoring TDM every 6 months, shared with planning group as well as addressing direction of lighting, also to take account of reduced bird strikes by RC and seconded by PK.

Vote: 6 for and 6 opposed, 3 abstentions, JM, KK, RR, motion doesn't carry

Fourth motion: Motion to approve as presented with the additions of changing TDM monitoring to every 6 months that will be reported to UCPG, lighting on canyon side of building to be shielded, and for BioMed to agree to address bird strikes. By AW and seconded by AB.

Vote 11 for 3 against 1 abstention, JM, motion passed.

22. Pure Water Hearing Update

Nancy Groves

- a. City Council voted 9 to 0 to approve the final EIR and proceed with the project

23. Adjournment

- a. Time: 2124



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

Project No. For City Use Only

9775 Towne Centre Drive

Project Address:

9775 Towne Centre Drive, San Diego, 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:

BMR-APEX LP**OFFICER'S CERTIFICATE**

The undersigned, Marie Lewis, hereby certifies that she is the duly elected and acting Vice President, Legal and Assistant Secretary of BMR-APEX LP, a Delaware limited partnership (the "Company"), and further certifies that (1) each of the persons named below presently holds the office in the Company set forth next to such person's name, (2) next to the specification of the office held by each such person is a genuine specimen of such person's signature, and (3) each such person has such signing authority and responsibility as is generally attributable to an officer of a corporation under the laws of the state of Delaware.

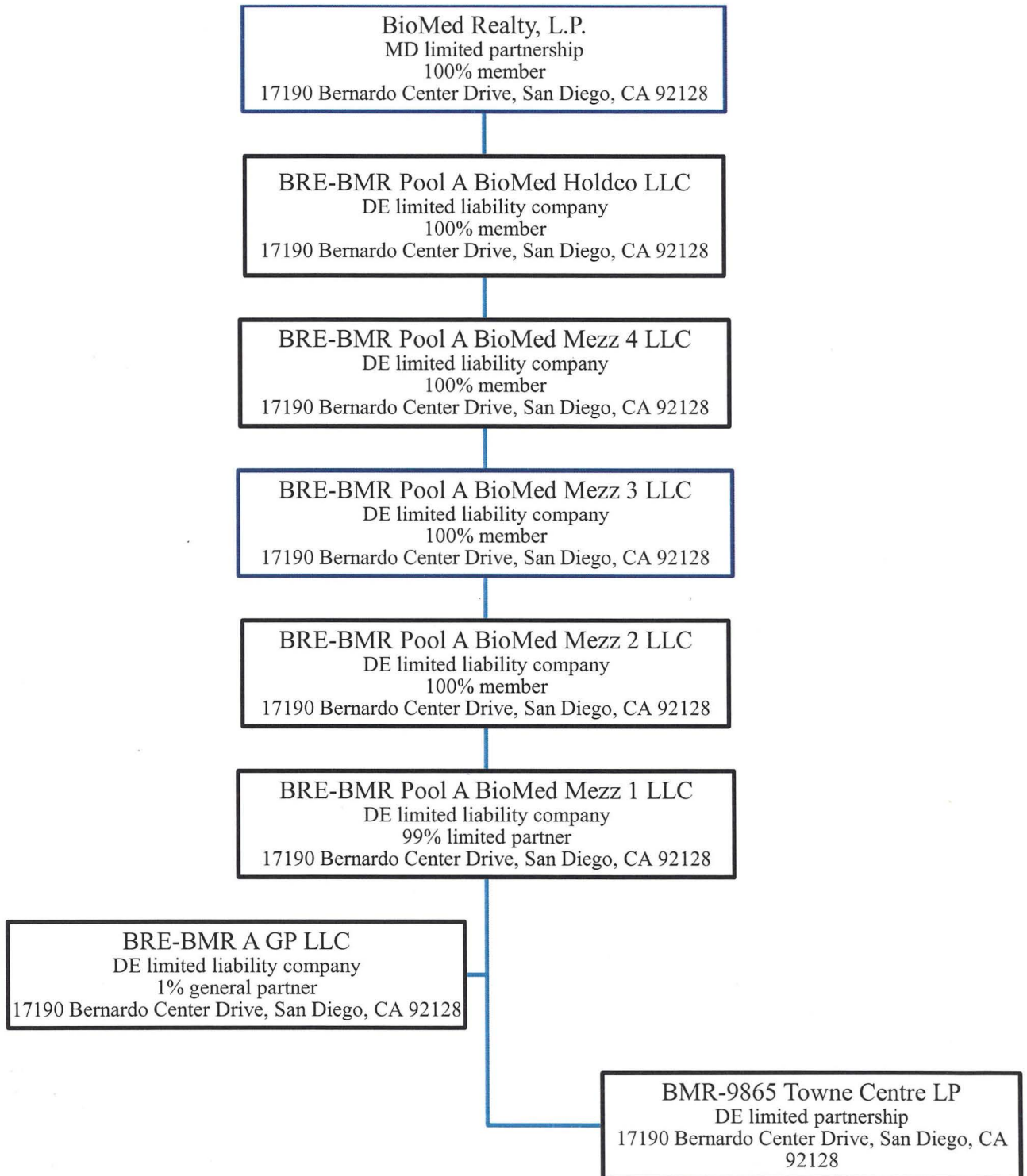
<u>Name</u>	<u>Office</u>	<u>Signature</u>
Kevin M. Simonsen	Senior Vice President, Senior Counsel and Secretary	

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the 9th day of December 2016.


Marie Lewis
Vice President, Legal and Assistant Secretary

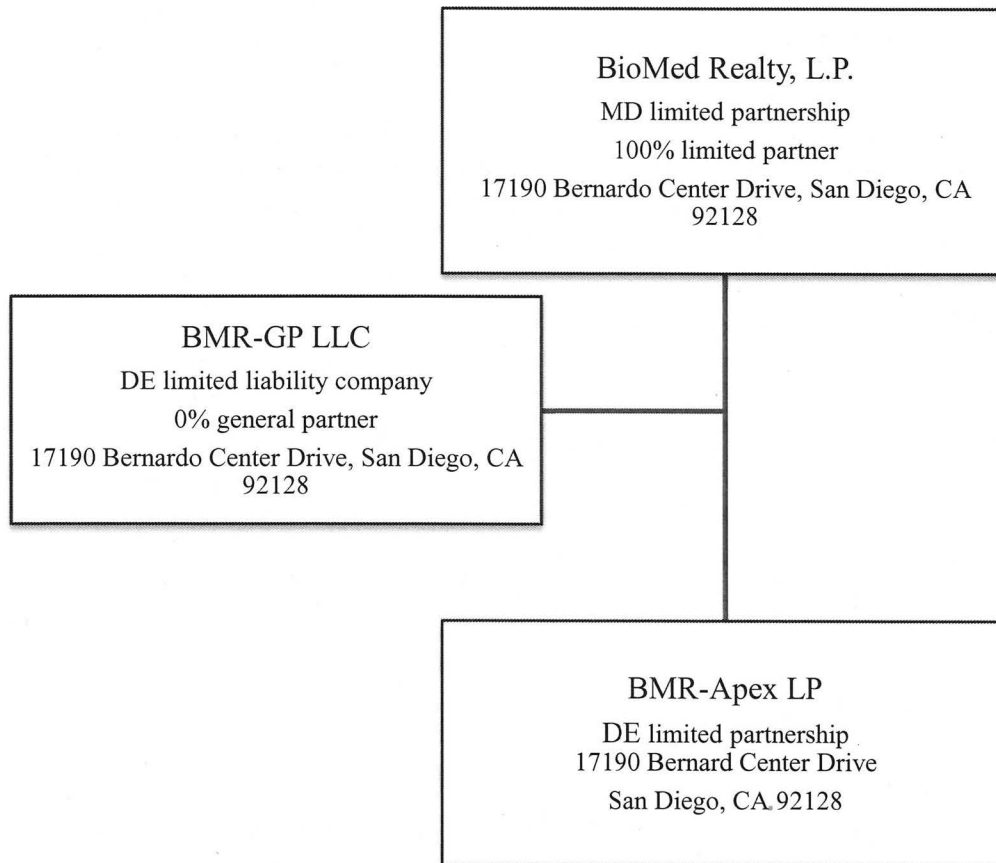
BMR-9865 TOWNE CENTRE LP

OWNERSHIP STRUCTURE

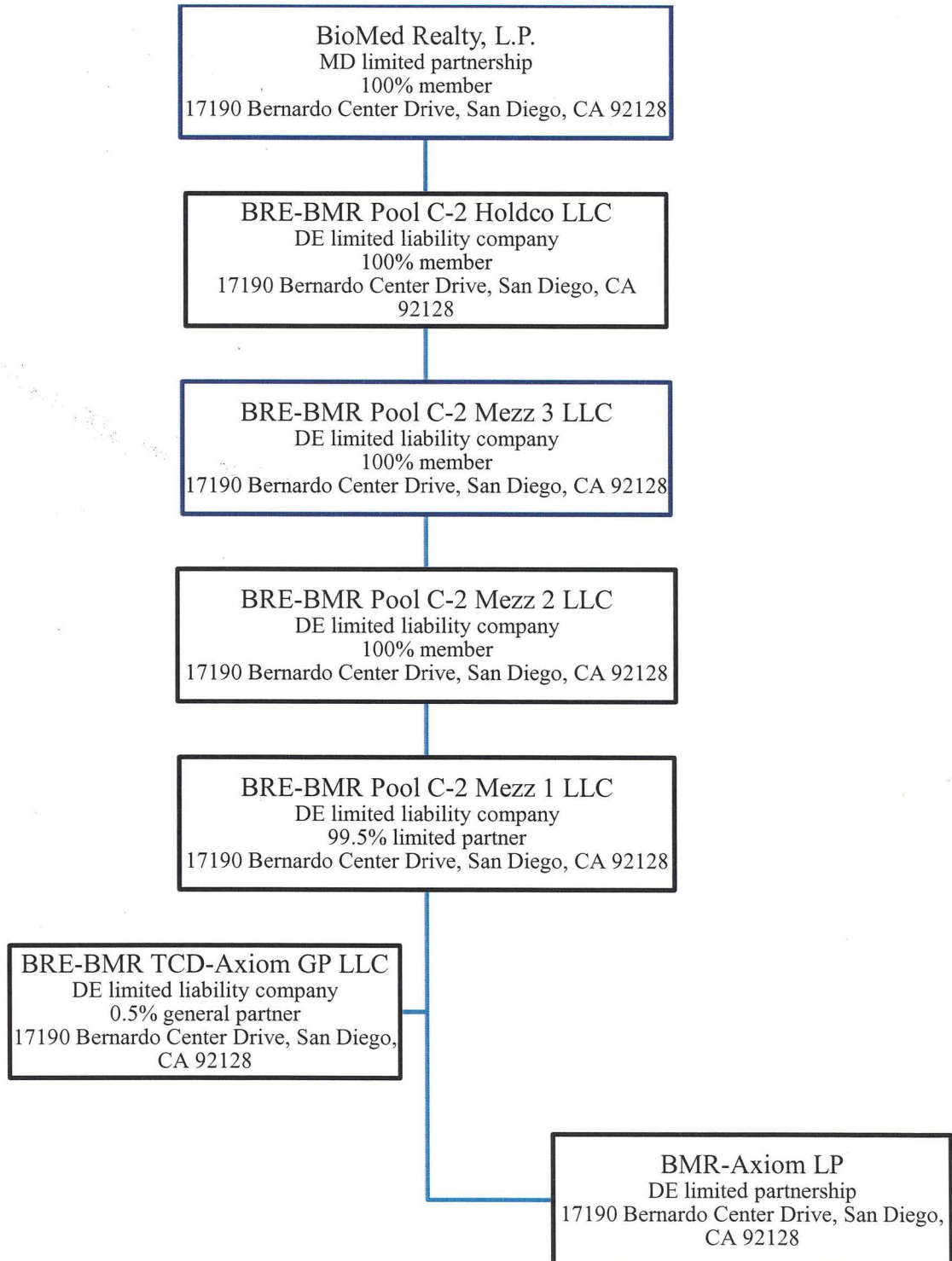


BMR-APEX LP

OWNERSHIP STRUCTURE

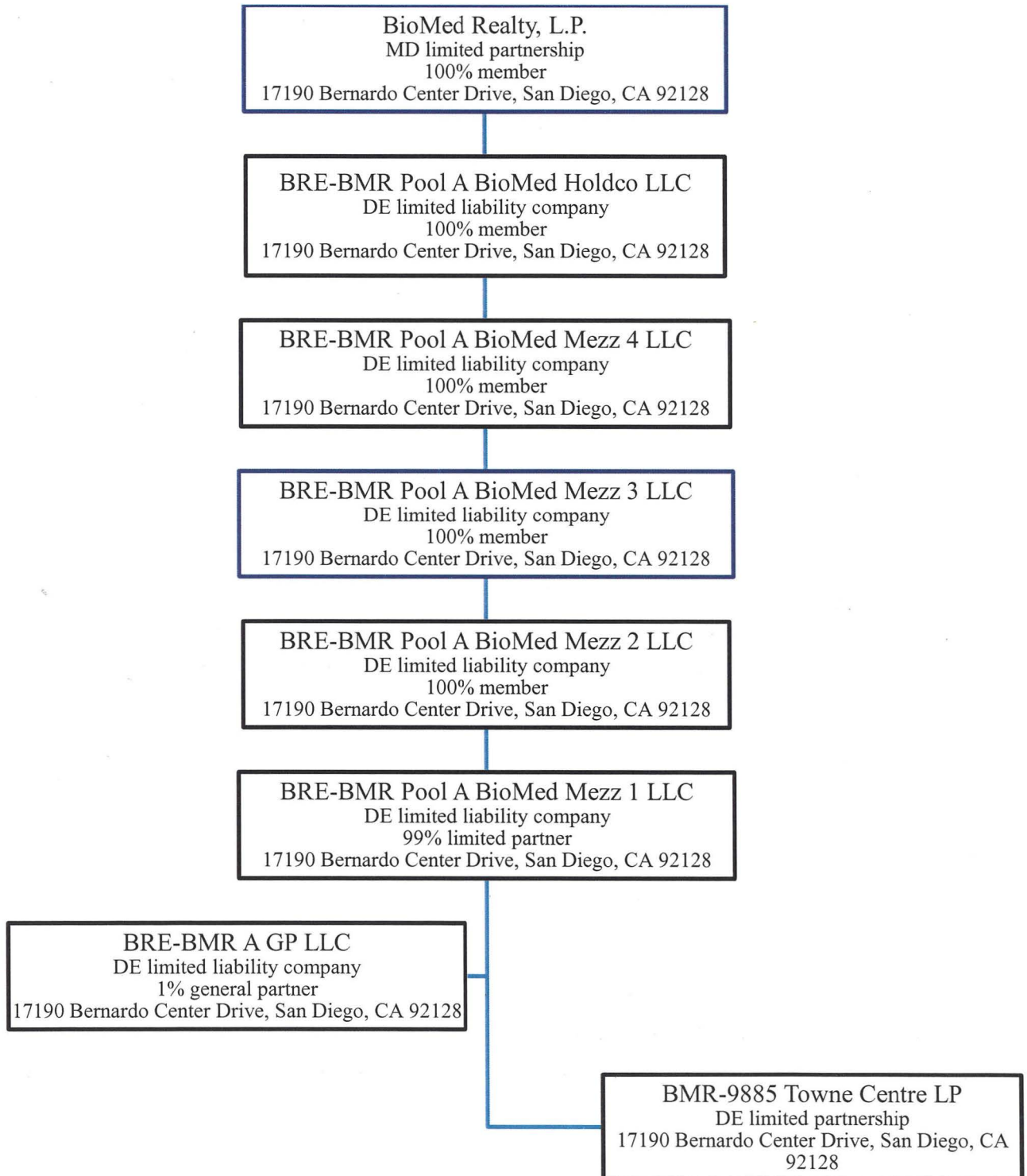


BMR-AXIOM LP
OWNERSHIP STRUCTURE



BMR-9885 TOWNE CENTRE LP

OWNERSHIP STRUCTURE



9775 TOWNE CENTRE DRIVE
P.I.D. 90-0892 AMENDMENT
SITE DEVELOPMENT PERMIT NO. _____
PLANNED DEVELOPMENT PERMIT NO. _____

GENERAL NOTES

1. AN AMENDMENT TO PD 90-0892, PLAN DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND COMMUNITY PLAN AMENDMENT FOR A 185,000 SF INDUSTRIAL SCIENTIFIC RESEARCH BUILDING.
2. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 COR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
3. THESE PLANS SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES.
4. APPLICABLE BUILDING CODES:
 - 2013 CALIFORNIA BUILDING CODE
 - 2013 CALIFORNIA RESIDENTIAL CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 NATIONAL ELECTRICAL CODE
5. THE INSPECTOR WILL REVIEW FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
6. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
7. TELEPHONE: COX/ATT
8. CABLE/TELEVISION: COX CABLE
9. SEWER AND WATER: CITY OF SAN DIEGO
10. DRAINAGE SYSTEM: CITY OF SAN DIEGO
11. FIRE: CITY OF SAN DIEGO
12. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
13. CONTOUR INTERVAL: 1' FOOT
14. BASIS OF ELEVATION: NAD 83 PER CITY OF SAN DIEGO CONTROL MONUMENT 123, A 3.5" BRASS DISK IN CONCRETE MONUMENT STAMPED RANMELL-2 1982, ELEVATION BEING 389.75 FEET. SOURCE: TERRACORP, INC. DATE: 08/13/2019
15. ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
16. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
17. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
18. THERE ARE EXISTING BUILDINGS AND STRUCTURES ON THE SITE.
19. AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
20. ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
21. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
22. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (DRAWING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
23. THE APPLICANT SHALL PROCESS ENFORCEMENT MAINTENANCE AND REMEDIAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
24. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.
25. PROJECT IS LOCATED WITHIN CITY OF SAN DIEGO GEOLOGICAL HAZARD CATEGORIES 21, 25, 31 AND 33.
26. THERE ARE NO EXISTING BUS STOPS ADJACENT TO THE PROPERTY. THE CLOSEST BUS STOP IS NEAR LA JOLLA VILLAGE & TOWNE CENTRE DRIVE.
27. REGIONAL CORPORATE HEADQUARTERS SHALL HAVE A MINIMUM OF 40,000 SQFT OF GROSS FLOOR AREA.
28. WHERE NECESSARY, ANY EXTERIOR LIGHTING SHALL BE SHIELDED AND FACE AWAY FROM THE MAPA.

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 15937, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDERS OF SAN DIEGO COUNTY, JANUARY 4, 1990 AS FILE/PLATE NO. 90-006036 OF OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER

343-121-1400

BENCHMARK

BASIS OF ELEVATION IS NAD 83, PER CITY OF SAN DIEGO CONTROL MONUMENT 123, A 3.5" BRASS DISK IN CONCRETE MONUMENT STAMPED RANMELL-2, 1982, ELEVATION BEING 389.75 FT.

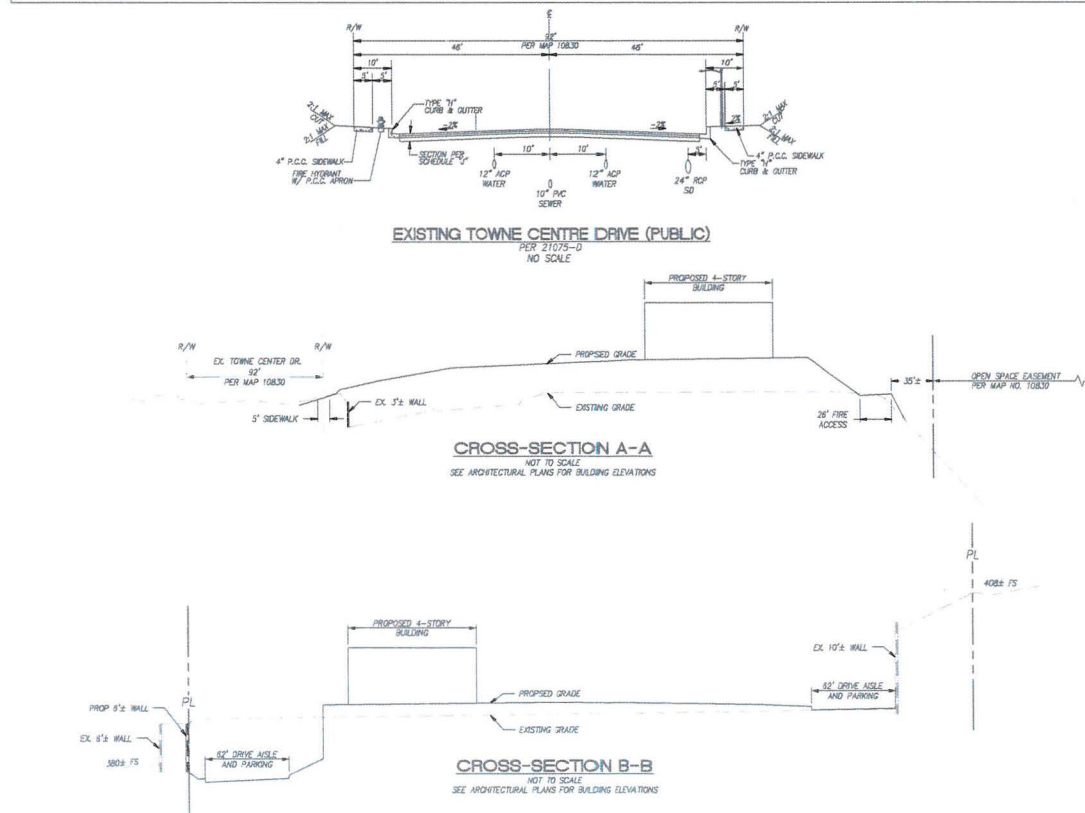
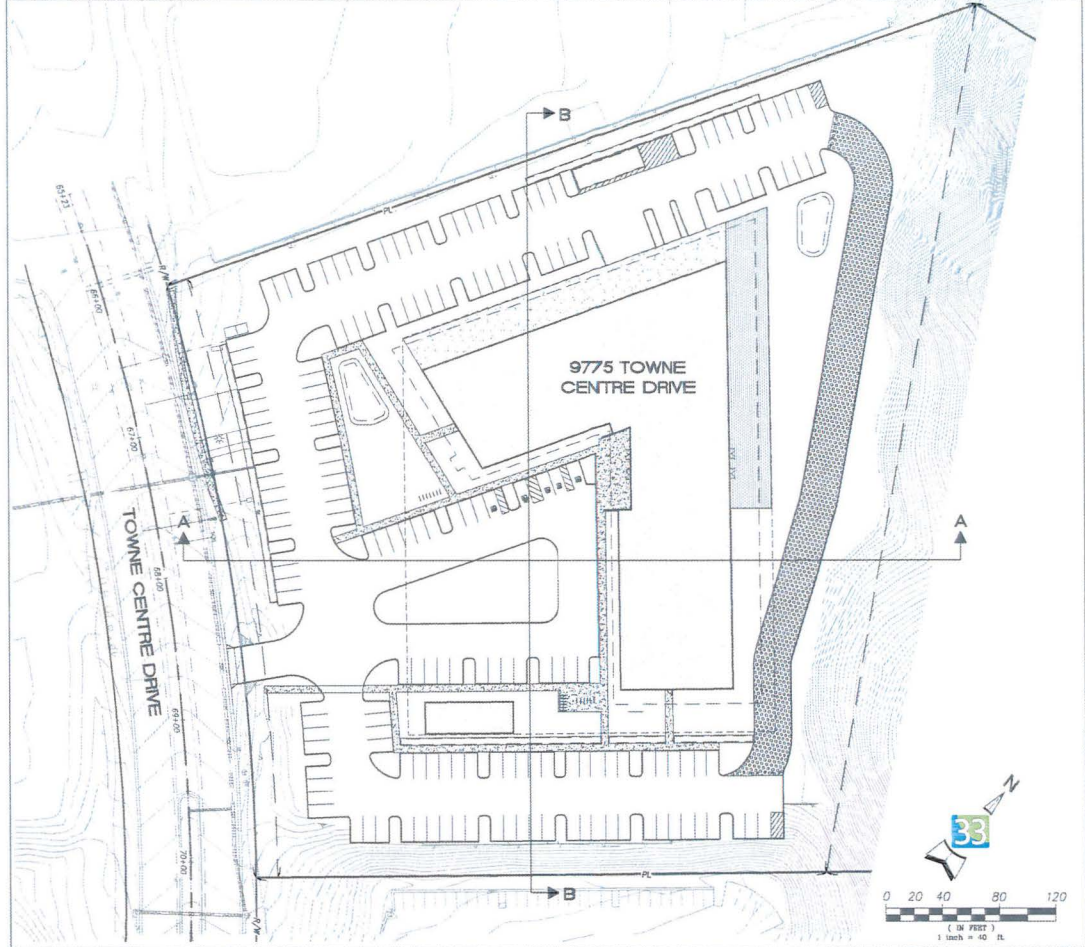
BUILDING ADDRESS

BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P-00-8 (UPC 901.4.4).

SUSTAINABLE FEATURES

THE CURRENT SUSTAINABILITY GOAL FOR THE PROJECT IS TO ACHIEVE LEED CERTIFICATION. THE PROJECT WILL ALSO IMPLEMENT STRATEGIES CONSISTENT WITH THE CLIMATE ACTION PLAN (CAP) THROUGH THE CAP CHECKLIST. SOME OF THE STRATEGIES THAT ARE CURRENTLY BEING EXPLORED IN ORDER TO ACHIEVE THESE SUSTAINABLE GOALS INCLUDE:

- 1) REDUCE HEAT ISLAND EFFECT BY SPECIFYING ROOFING MATERIALS WITH A HIGH SOLAR REFLECTION INDEX EQUAL OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE.
- 2) SPECIFY LOW-FLOW FIXTURES/APPLIANCES THAT MEET THE PROVISIONS OF, AND DO NOT EXCEED THE MAXIMUM FLOW RATE SPECIFIED IN THE CALIFORNIA GREEN BUILDING STANDARDS CODE, COMPLY WITH THE 2013 VOLUNTARY MEASURES, ACHIEVING A 30% WATER SAVINGS OVER THE CALIFORNIA BASELINE.
- 3) DESIGN A HIGH-PERFORMANCE BUILDING ENVELOPE IN CONJUNCTION WITH ENERGY EFFICIENT MECHANICAL AND ELECTRICAL SYSTEMS, COMPLIANT WITH THE 2013 CALIFORNIA MANDATORY ENERGY PERFORMANCE STANDARDS.
- 4) ALLOW DESIGNATED PARKING FOR THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT TO PROVIDE ELECTRIC VEHICLE CHARGING STATIONS FOR AT LEAST ONE OF THE TOTAL PARKING SPACES OF THE DESIGNATED REQUIRED SPACES WILL HAVE NECESSARY ELECTRIC VEHICLE CHARGING EQUIPMENT INSTALLED TO PROVIDE ACTIVE ELECTRIC VEHICLE CHARGING STATIONS READY FOR USE. TWO (TWO) OF THE "READY FOR USE" EVCS WILL BE EQUIPPED WITH BUILT-IN CHARGING CAPABILITIES.
- 5) PROVIDE MORE THAN 30 SHORT- AND 30 LONG-TERM BICYCLE PARKING SPACES REQUIRED IN THE CITY'S MUNICIPAL CODE. THE PROJECT WILL PROVIDE AT LEAST 21 OF EACH TYPE OF BIKE SPACE.
- 6) PROVIDE CHANGING/SHOWER FACILITIES IN A QUANTITY THAT IS GREATER THAN THAT REQUIRED BY THE CITY'S MUNICIPAL CODE IN ACCORDANCE WITH THE VOLUNTARY MEASURES UNDER THE CALIFORNIA GREEN BUILDING STANDARDS CODE BASED ON A PROJECTED OCCUPANCY OF 400 PERSONS. THE PROJECT WILL PROVIDE A MINIMUM OF 3 SHOWER STALLS PLUS 100-TWO-LOCKERS.
- 7) TRANSPORTATION DEMAND MANAGEMENT PROGRAMS THAT WOULD BE APPLICABLE TO EXISTING AND FUTURE TRAVELERS.
- 8) THE PROJECT PROPOSES A PARKING CASH OUT PROGRAM (A TRANSFERRING INCENTIVE, COMMITMENT TO SAVINGS) COMMUTE PROGRAM, ON-SITE BIKE SHARING, A TELEWORK PROGRAM, AND TRAVEL SURROGATES.
- 9) A PORTION OF THE PROJECT'S ACCESSORY SPACE WILL PROVIDE ON-SITE FOOD SERVICE AND A FITNESS CENTER, REDUCING THE NECESSITY FOR MID-DAY TRIPS.



SHEET SUMMARY

TITLE SHEET	1
EXISTING CONDITIONS	2
DEVELOPMENT PERMIT	3
ENVIRONMENTALLY SENSITIVE LANDS	4
GRADING AND UTILITIES PLAN	5
SITE PLAN	6
PLANNED DEVELOPMENT PERMIT	7
LANDSCAPING PLAN	8-11
ARCHITECTURAL PLANS	12-23

GRADING SUMMARY

GRADED AREA	4.75 ACRES
AMOUNT OF CUT	70,000 CY
AMOUNT OF FILL	28,000 CY
IMPORT / EXPORT	41,000 CY
MAINTAIN CUT	25 FT

PARKING

REQUIRED	PROVIDED
301	305

* SEE ARCHITECTURAL PLANS FOR PARKING CALCULATIONS

WALL TABLE

WALL NUMBER	HEIGHT	LENGTH
1	8 FT	245 FT
2	8 FT	150 FT
3	5 FT	370 FT

DEVELOPMENT SUMMARY

PROJECT SCOPE: AMENDMENT TO PD 90-0892, PLAN DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND COMMUNITY PLAN AMENDMENT FOR A 185,000 SF INDUSTRIAL SCIENTIFIC RESEARCH BUILDING.

DRAWN/APPLICABLE: SHM-APX UP
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128

PROJECT TEAM: CIVIL ENGINEER/PLANNING: LATITUDE 33 PLANNING AND ENGINEERING
LANDSCAPE ARCHITECTS: OFFICE OF JAMES BURNETT
ARCHITECT: PERKINS+HILL, INC.

TYPE OF CONSTRUCTION: TYPE-1 RATED

OCCUPANCY CLASSIFICATION (CNC): B (UPPER FLOORS) / S2 (GARAGE)

ZONING: P-1-1

ZONING SETBACKS: FRONT - MINIMUM 30', STANDARD 25'
SIDE - MINIMUM 15'
REAR - MINIMUM AND STANDARD 25'

OVERLAY ZONES: UCAS MIRAMAR AIRPORT INFLUENCE AREA-REVIEW AREA 2, UCAS MIRAMAR SAFETY ZONE - 12 AND 400, CPOZ A

GROSS SITE AREA: 12.108 ACRES

FLOOR AREAS:

ABOVE GRADE:

ELEVATOR AND PENTHOUSES FOR MECHANICAL EQUIPMENT AREAS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION PER THE UNIVERSITY COMMUNITY PLAN SECTION 3.0.2.2, AND IS THEREFORE EXEMPT FROM THE FAR. THERE IS 448 SF OF ELEVATOR AREA PER FLOOR AND A COMBINED TOTAL 7,138 SF OF MECHANICAL EQUIPMENT AND ELEVATOR AREA ON THE PENTHOUSE LEVEL RESULTING IN 8,430 SF OF GROSS AREA EXEMPT FROM FAR ABOVE GRADE.

LEVEL	GROSS AREA (SF)	GROSS AREA (SF) EXEMPT FROM FAR	GROSS AREA (SF) SUBJECT TO FAR
1	32,838	448	32,390
2	47,748	448	47,300
3	47,748	448	47,300
4	38,464	448	38,016
PENTHOUSE	7,138	7,138	0
TOTAL	173,936	2,682	168,000

BELOW GRADE PARKING:

THE BELOW-GRADE PARKING STRUCTURE (LEVELS P1-P3) AREAS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION FOR EXEMPTIONS (B) AND (D) IDENTIFIED IN SDMC SECTION 113.0234(C)(2)(B), AND ARE THEREFORE EXEMPT FROM FAR.

LEVEL	GROSS AREA (SF)	GROSS AREA (SF) EXEMPT FROM FAR	GROSS AREA (SF) SUBJECT TO FAR
P1	83,523	83,523	0
P2/P3	86,882	86,882	0
TOTAL	150,405	150,405	0

PROPOSED FAR: 0.31

MIRAMAR APZ # MAX FAR ALLOWED: 0.34

LANDSCAPE AREA (SF): 105,485 SF MINIMUM

YEAR CONSTRUCTED: 1990

EXISTING USE: INDUSTRIAL - SCIENTIFIC RESEARCH AND DEVELOPMENT

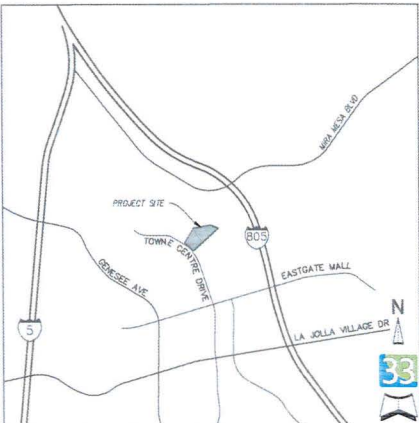
PROPOSED USE: INDUSTRIAL - SCIENTIFIC RESEARCH AND DEVELOPMENT

GEOLOGIC HAZARD CATEGORIES: 21, 25, 31 AND 33

LOT COVERAGE: 35%

MAX. PROPOSED STRUCTURE HEIGHT: 48'-0"

SPRINKLER NOTE: 100% MONITORED



VICINITY MAP

DEVELOPER: SHM-APX UP
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128
(619) 485-8840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
3008 HERBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 791-0833 FAX(619) 791-0834

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
3008 HERBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 791-0833 FAX(619) 791-0834

LANDSCAPE ARCHITECTS: OFFICE OF JAMES BURNETT
330 LOMAS SANTA FE DRIVE, SUITE A
SOLANA BEACH, CA 92075
(858) 793-8970 FAX(858) 793-8905

ARCHITECT: PERKINS+HILL
1301 FIFTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 381-5000 FAX(206) 441-6881

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING

NAME: _____

ADDRESS: 3008 Herbert Street, 2nd Floor
San Diego, CA 92131

PHONE #: (619) 791-0833

FAX #: (619) 791-0834

PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE

PROJECT NAME: 9775 TOWNE CENTRE DRIVE

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: 10-18-17 4TH SUBMITTAL

REVISION 2: 08-09-17 3RD SUBMITTAL

REVISION 1: 05-18-17 2ND SUBMITTAL

ORIGINAL DATE: 12-12-16

SHEET TITLE: TIT E EET

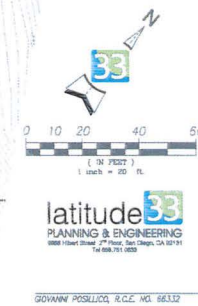
SHEET 1 OF 23

DEPT NO: _____



BOHANNAN POSILLICO, R.C.E. NO. 66332

DATE



DEVELOPER: BMH-40P
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128
(650) 465-8840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HARBOT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(650) 751-0633 FAX(650) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HARBOT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(650) 751-0633 FAX(650) 751-0634

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING

NAME: _____

ADDRESS: 9968 Harbot Street, 2nd Floor
SAN DIEGO, CA 92131

PHONE # (650) 751-0633
FAX # (650) 751-0634

PROJECT ADDRESS:
9779 TOWNE CENTER DRIVE

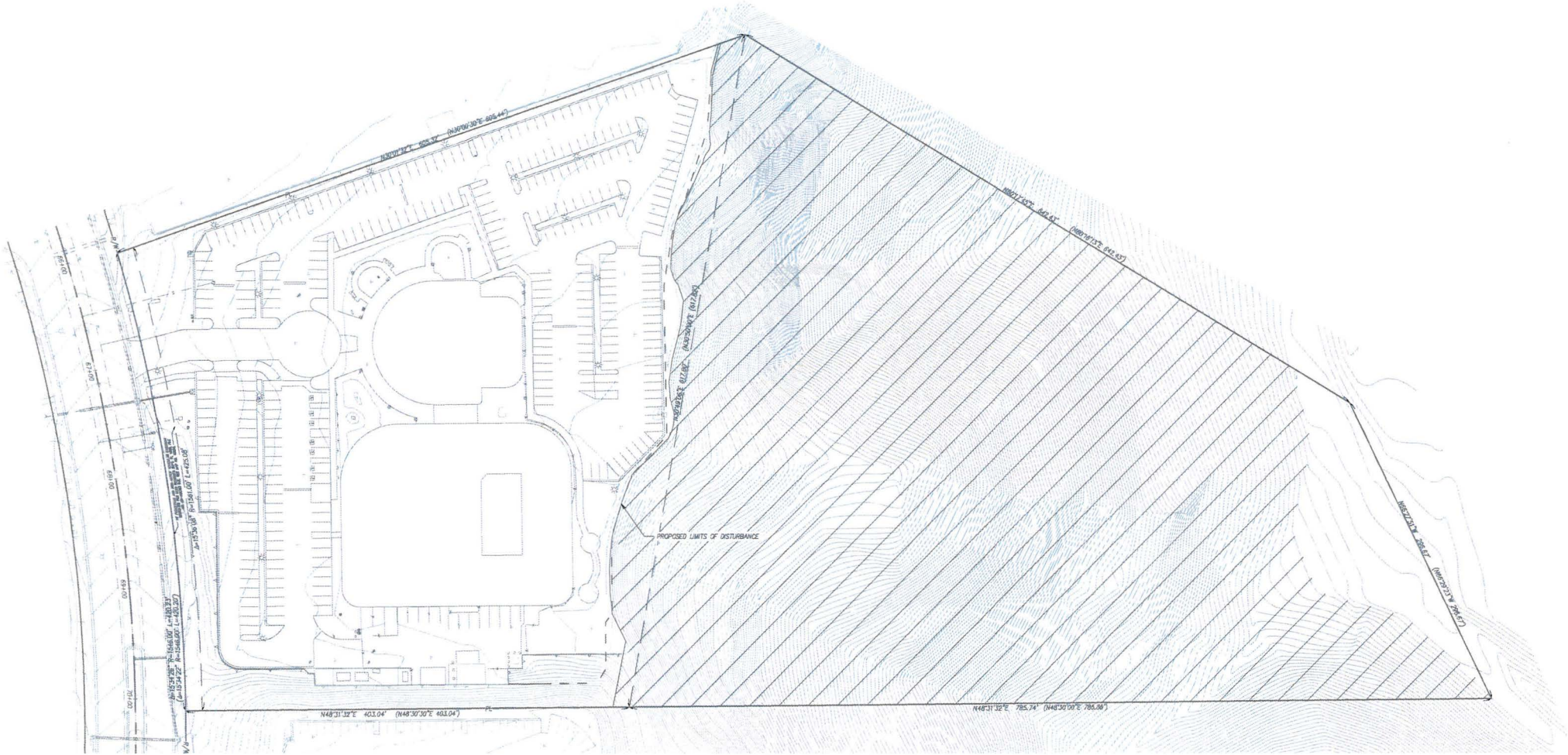
PROJECT NAME:
9775 TOWNE CENTER DRIVE

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 10-18-17 4TH SUBMITTAL
REVISION 2: 08-09-17 3RD SUBMITTAL
REVISION 1: 05-16-17 2ND SUBMITTAL

ORIGINAL DATE: 12-12-16

SHEET 2 OF 23

DRAFT NO. _____



LEGEND

PROPERTY LINE	
RIGHT-OF-WAY	
EXISTING CONTOUR	
EXISTING 0%-25% SLOPE	
EXISTING 25% SLOPE OR STEEPER	

STEEP SLOPE SUMMARY

0%-25% SLOPE	46%
25% OR STEEPER	54%

DEVELOPER: BMR-APEX LP
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128
(858) 485-9840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9908 HILBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9908 HILBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURNETT
550 LINDAS SANTA FE DRIVE, SUITE A
SOLANA BEACH, CA 92075
(858) 793-6970 FAX(858) 793-6905

ARCHITECT: PERKINS+WILL
1300 FIFTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 381-9000 FAX(206) 441-6981

PREPARED BY:
NAME: LATITUDE 33 PLANNING & ENGINEERING
ADDRESS: 9908 HILBERT STREET, 2nd Floor
SAN DIEGO, CA 92131
PHONE #: (858) 751-0633
FAX #: (858) 751-0634

PROJECT ADDRESS:
9775 TOWNE CENTRE DRIVE

PROJECT NAME:
9775 TOWNE CENTRE DRIVE

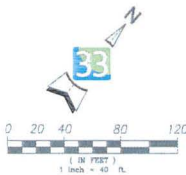
SHEET TITLE:
TEE O E N I

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	10-16-17 4TH SUBMITTAL
REVISION 2:	08-08-17 3RD SUBMITTAL
REVISION 1:	05-16-17 2ND SUBMITTAL

ORIGINAL DATE: 12-12-16

SHEET 3 OF 23

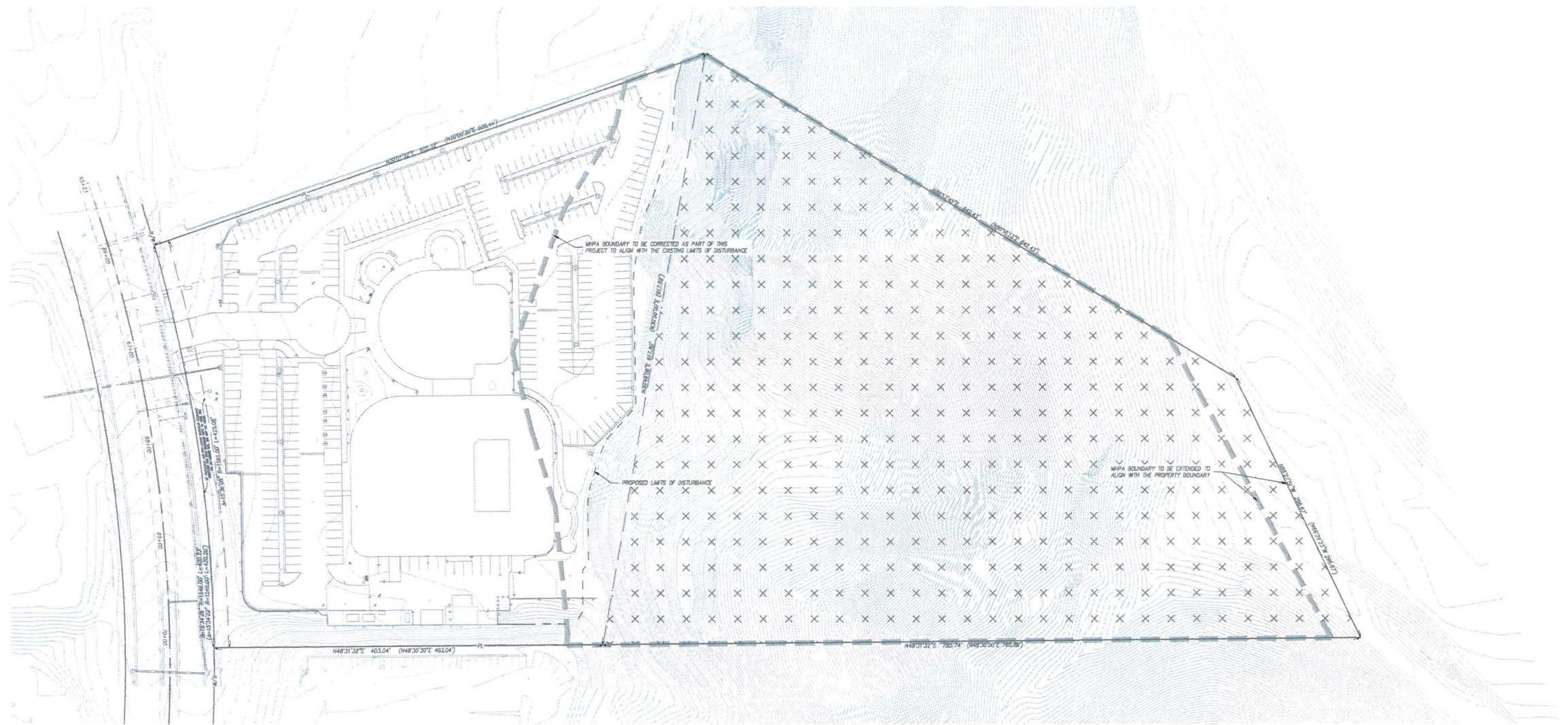
DEPT NO.



latitude33
PLANNING & ENGINEERING
9908 Hilbert Street, 2nd Floor
San Diego, CA 92131
Tel: 858.751.0633

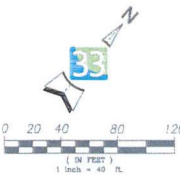


GOVANNI POSILLCO, S.C.E. NO. 66332 DATE



LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	---
EXISTING CONTOUR	---
MHPA BOUNDARY	---
OPEN SPACE EASEMENT	---



latitude33
PLANNING & ENGINEERING
8888 11th Street, 2nd Floor, San Diego, CA 92121
Tel: 619.594.1000



DEVELOPER: BMR-APEX LP
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128
(619) 485-9840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HERBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 731-0633 FAX(619) 731-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HERBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 731-0633 FAX(619) 731-0634

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURNETT
330 LOMAS SANTA FE DRIVE, SUITE A
SOLANA BEACH, CA 92075
(619) 793-8970 FAX(619) 793-8905

ARCHITECT: PEDRONIS+HILL
1301 FIFTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 381-5000 FAX(206) 441-4981

PREPARED BY:
NAME: LATITUDE 33 PLANNING & ENGINEERING
ADDRESS: 9968 Herbert Street, 2nd Floor
SAN DIEGO, CA 92131
PHONE #: (619) 731-0633
FAX #: (619) 731-0634

PROJECT ADDRESS:
9775 TOWNE CENTRE DRIVE

PROJECT NAME:
9775 TOWNE CENTRE DRIVE

SHEET TITLE:
ENVIRONMENTAL SENSITIVE LANDS

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	10-18-17 4TH SUBMITTAL
REVISION 2:	08-09-17 3RD SUBMITTAL
REVISION 1:	05-16-17 2ND SUBMITTAL

ORIGINAL DATE: 12-12-16

SHEET 4 OF 23
DEPT NO.

LEGEND

PROPERTY LINE	
PROPOSED BUILDING FOOTPRINT	
PROPOSED RETAINING WALL	
EXISTING CONTOUR	
PROPOSED CONTOUR	
LIMITS OF 2ND STORY OVERHANG	
LIMITS OF UNDERGROUND PODIUM	
LIMITS OF DISTURBANCE	
PROPOSED CONCRETE SIDEWALK	
PROPOSED GRASSCOTE FIRE ACCESS LAKE	
PROPOSED DECK	
PROPOSED ASPHALT	
COVENANT OF EASEMENT AREA/CORRECTED MAP	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN FORCE MAIN	
PROPOSED TRENCH DRAIN	
PROPOSED SEWER	
PROPOSED CURB	
ACCESSIBLE PATH OF TRAVEL	

DRAINAGE NOTES

1. THE PROJECT PROPOSES A SYSTEM OF PRIVATE STORM DRAIN PIPES, STRUCTURES, AND BIOFILTRATION BASINS FOR DRAINAGE AND WATER QUALITY. THE PROJECT MIMICS EXISTING CONDITIONS AND ALL WATER RUNOFF IS CAPTURED ON SITE IN PRIVATE STORM DRAIN SYSTEMS BEFORE DISCHARGING INTO THE EXISTING 36" RCP STORM DRAIN WITHIN TOWNE CENTRE DRIVE.

UTILITY NOTES

1. ALL ONSITE WATER, SEWER, AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. IF A 1" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
3. NO TREES OR SHRUBS EXCEEDING 3" IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES AND 45' OF ANY WATER FACILITIES.
4. ALL PROPOSED PEDESTRIAN ACCESS POINTS ALONG TOWNE CENTRE DRIVE SHALL BE ADA COMPLIANT. ADA ACCESS SHALL BE PROVIDED TO ALL AREAS OF THE SITE.
5. ALL PRIVATE STORMWATER RUNOFF WILL BE TREATED VIA ONSITE BIOFILTRATION BASINS WITH HMP VOLUME PROVIDED VIA UNDERGROUND WALLS.

STORM WATER NOTES

1. 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.
2. THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE 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.
4. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-00080W, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. 20-2011-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-00080W, OR SUBSEQUENT ORDER, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
5. PRIOR TO THE ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WQID) 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 4.0 OF ORDER NO. 2009-00080W AND A COPY SHALL BE SUBMITTED TO THE CITY.

WALL TABLE

WALL NO.	HEIGHT	ADJACENT
1	5'	245'
2	5'	190'
3	5'	200'

GRADING TABULATIONS

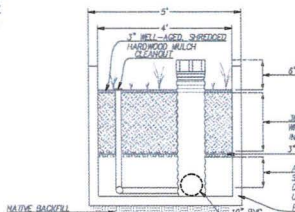
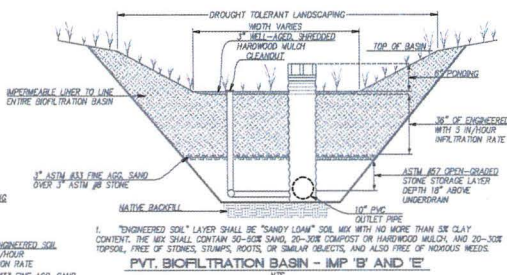
TOTAL GRADED AREA	208,835 SF
PERCENT OF TOTAL SITE	38.7 %
AMOUNT OF CUT	70,000 CY
MAXIMUM DEPTH OF CUT	23 FT
MAX HEIGHT OF CUT SLOPE	N/A
AMOUNT OF FILL	29,000 CY
MAX DEPTH OF FILL	4 FT
MAX HEIGHT OF FILL SLOPE	13 FT
MAX CUT/FILL RATIO	2:1
AMOUNT OF EXPORT	41,000 CY
RETAINING WALL LENGTH	765 FT
MAX RETAINING WALL HEIGHT	9 FT

SITE VISIBILITY TRIANGLES

PER SAN DIEGO MUNICIPAL CODE DIAGRAM 113-00001, NO OBSTRUCTIONS, INCLUDING SOLID WALLS, IN THE VISIBILITY TRIANGLE SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITH VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

EMRA NOTE

THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT FROM THE CITY ENGINEER FOR THE PRIVATE STORM DRAIN CONNECTION INTO THE PUBLIC STORM DRAIN SYSTEM WITHIN TOWNE CENTRE DRIVE.



1. "ENGINEERED SOIL" LAYER SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-50% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

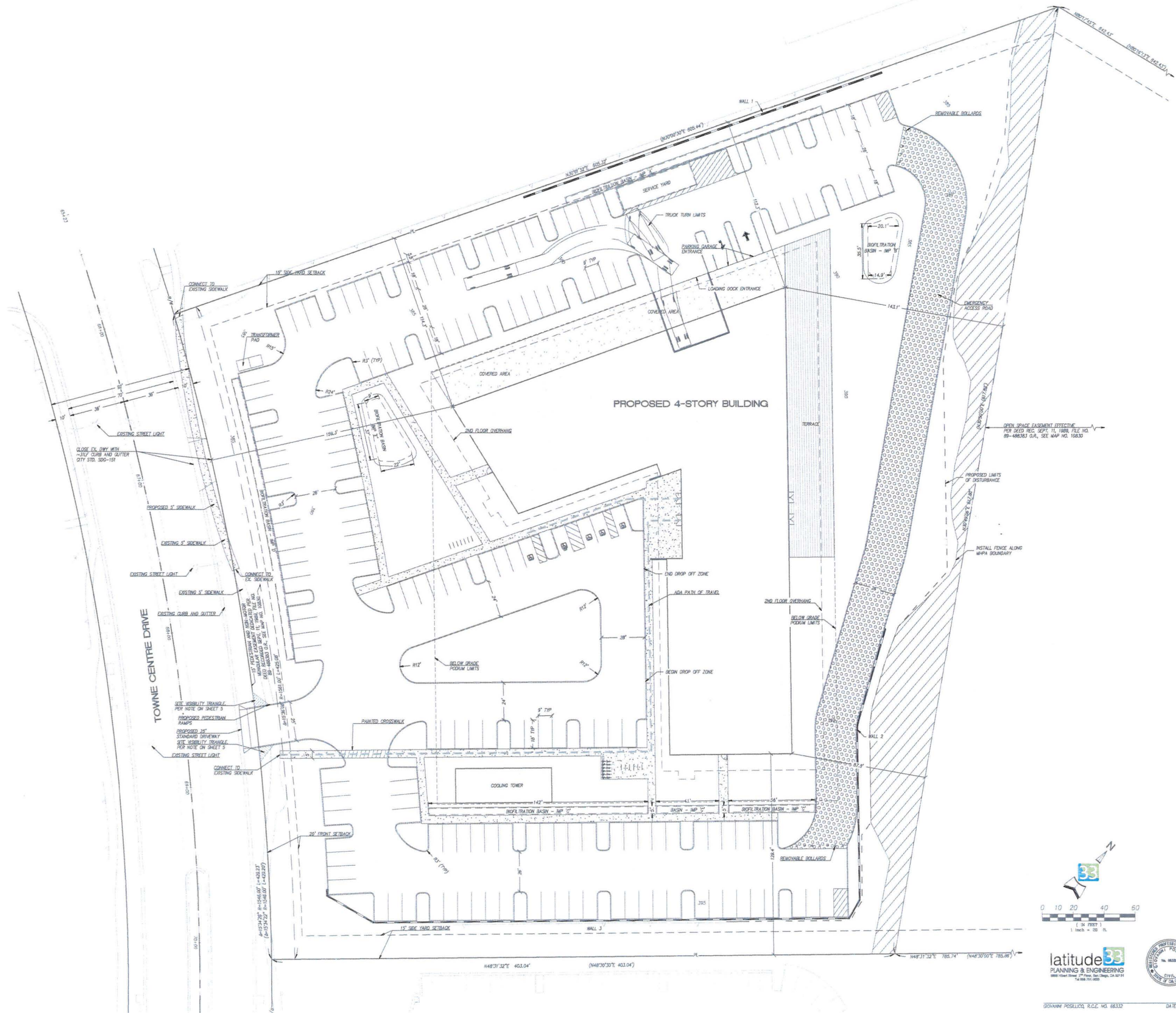
P.V.T. BIOFILTRATION BASIN - IMP 'A', 'C' AND 'D'

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS			
STORM WATER MANAGEMENT & DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO. 1844549			
OWN RESPONSIBLE PARTY DESIGNATED (PROPERTY OWNED) / HOA / CITY / OTHER			
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE METHOD	QUANTITY
BIOFILTRATION BASIN	YEARLY	AS-NEEDED REMOVE ACCUMULATING MATERIALS (IE TRASH AND DEBRIS)	3
HMP FACILITY	YEARLY	AS-NEEDED REMOVE ACCUMULATING MATERIALS (IE TRASH AND DEBRIS)	2
UNDERGROUND STORAGE VAULT	YEARLY	AS-NEEDED REMOVE ACCUMULATING MATERIALS (IE TRASH AND DEBRIS)	2



DATE

NAME:	LATITUDE 33 PLANNING & ENGINEERING	REVISION 14:	
ADDRESS:	3088 16th Street, 2nd Floor SAN DIEGO, CA 92111	REVISION 13:	
PHONE #:	(609) 751-0633	REVISION 12:	
FAX #:	(609) 751-0634	REVISION 11:	
PROJECT ADDRESS:	8775 TOWNE CENTRE DRIVE	REVISION 10:	
PROJECT NAME:	8775 TOWNE CENTRE DRIVE	REVISION 9:	
ORIGINAL DATE:	12-12-18	REVISION 8:	
SHEET TITLE:	R DIN ND TI TIE N	REVISION 7:	
DEPT NO.:		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	



LEGEND

PROPERTY LINE	
PROPOSED BUILDING FOOTPRINT	
PROPOSED RETAINING WALL	
EXISTING CONTOUR	
PROPOSED CONTOUR	
LIMITS OF 2ND STORY OVERHANG	
LIMITS OF UNDERGROUND PODIUM	
PROPOSED CONCRETE SIDEWALK	
PROPOSED GRASSCOTTE FIRE ACCESS LANE	
PROPOSED DECK	
PROPOSED ASPHALT	
COVENANT OF EASEMENT AREA/CORRECTED MAP	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN FORCE MAIN	
PROPOSED TRENCH DRAIN	
PROPOSED SEWER	
PROPOSED CURB	
ACCESSIBLE PATH OF TRAVEL	

NOTE

ENVIRONMENTALLY SENSITIVE LANDS NOT ALREADY WITHIN AN OPEN SPACE EASEMENT SHALL BE PLACED WITHIN A COVENANT OF EASEMENT AS PART OF THIS APPLICATION. TOTAL AREA TO BE INCLUDED WITHIN THIS COVENANT OF EASEMENT IS 0.33 ACRES.

DEVELOPER: BMR-APEX LP
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128
(658) 485-9840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HEBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(658) 751-0633 FAX(658) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HEBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(658) 751-0633 FAX(658) 751-0634

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURNETT
500 LOMAS SANTA FE DRIVE, SUITE A
SOLANA BEACH, CA 92075
(658) 753-6970 FAX(658) 753-6905

ARCHITECT: PERKINS+WILL
1301 FIFTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 381-5000 FAX(206) 441-4881

PREPARED BY:	LATITUDE 33 PLANNING & ENGINEERING	REVISION 14:	
NAME:	JAMES J. JAMES, J. JAMES	REVISION 13:	
ADDRESS:	2068 JAMES STREET, 2nd Floor	REVISION 12:	
	SAN DIEGO, CA 92131	REVISION 11:	
PHONE & FAX:	(658) 751-0633	REVISION 10:	
	(658) 751-0634	REVISION 9:	
PROJECT ADDRESS:	9775 TOWNE CENTRE DRIVE	REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	
PROJECT NAME:	9775 TOWNE CENTRE DRIVE	ORIGINAL DATE:	12-12-16
SHEET TITLE:	ITE N	SHEET	6 OF 23
DATE:		DEPT NO.:	



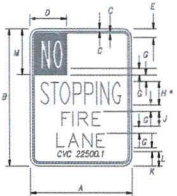
latitude33
PLANNING & ENGINEERING
8889 Robert Street, 2nd Floor, San Diego, CA 92131
Tel: 658.751.0633



DRAWING POSITION, R.C.C. NO. 68332 DATE

FIRE DEPARTMENT NOTES

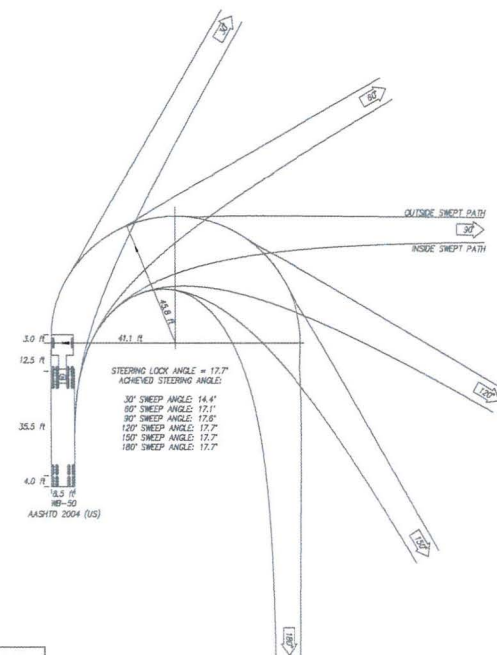
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-20-8.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 501.2.1.
4. PROVIDE FIRE ACCESS ROADWAY SIDES OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-14-25.
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
6. ALL ON-SITE FIRE HYDRANTS SHALL BE IDENTIFIED BY BLUE REFLECTIVE MARKERS AND SHALL COMPLY WITH FHPS POLICY T20-0410.
7. CFC 507.5.3 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
8. CFC 507.5.5 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 315.
9. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 501.2.5.
10. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH U.S. 125. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2202.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOW KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
12. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
13. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR PROTECTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
14. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.



CONDENSE SPACING: 27% FOR STANDARD SIGN
LETTER AND BORDER - RED
BACKGROUND - WHITE (REF.)

SIGN	DIMENSIONS (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2	7/8	3/8	2 1/4	1/2	5 5/8

R26F SIGN
FIRE ACCESS SIGN



LEGEND

- PROPOSED FIRE ACCESS ROAD
- 200' FIRE HOSE PULL
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE TRUCK (WB-50)
- R26F SIGN AT 100' OC
- AERIAL LADDER ACCESS (FOR BUILDINGS OVER 35')
- 300' FIRE HOSE PULL

DEVELOPER: BWP-APEX LP
17190 BERNARD CENTER DRIVE
SAN DIEGO, CA 92128
(619) 485-9840

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
3908 HOBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 751-0633 FAX(619) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
3908 HOBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(619) 751-0633 FAX(619) 751-0634

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURNETT
300 LOMAS SANTA FE DRIVE, SUITE A
SOLANA BEACH, CA 92075
(619) 751-6970 FAX(619) 751-6905

ARCHITECT: PERKINS+WILL
1301 FIFTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 381-5000 FAX(206) 441-6881

PREPARED BY:
NAME: LATITUDE 33 PLANNING & ENGINEERING
ADDRESS: 3908 Hobert Street, 2nd Floor
SAN DIEGO, CA 92131
PHONE #: (619) 751-0633
FAX #: (619) 751-0634

PROJECT ADDRESS:
3775 TOWNE CENTRE DRIVE

PROJECT NAME:
3775 TOWNE CENTRE DRIVE

SHEET TITLE:
FIRE ACCESS PLAN

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 10-18-17 6TH SUBMITTAL
REVISION 2: 08-08-17 3RD SUBMITTAL
REVISION 1: 05-16-17 2ND SUBMITTAL

ORIGINAL DATE: 12-13-16

SHEET 7 OF 23

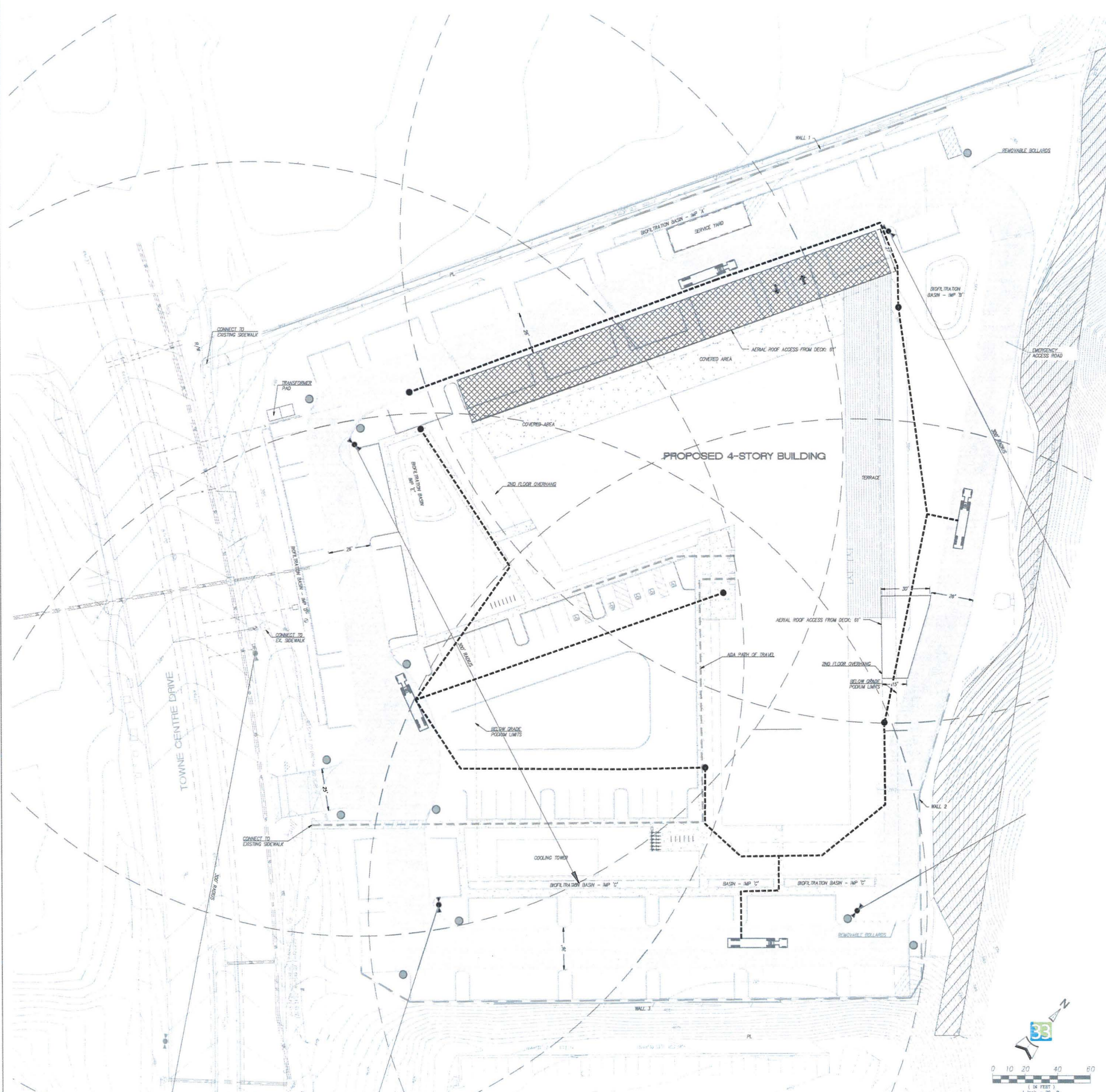
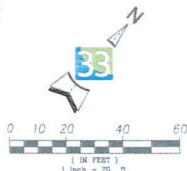
DEPT NO. _____

latitude33
PLANNING & ENGINEERING
3908 Hobert Street, 2nd Floor
San Diego, CA 92131
Tel: 619.751.0633



GIOVANNI POSSILT, R.C.E. NO. 68332

DATE



BRUSH MANAGEMENT NOTES:

1. TABLE 142.04H BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS (APPLICABLE TO 8'-0" TO 40'-0" ZONE WIDTHS)
- | ZONE WIDTH (ft) | ZONE WIDTHS (ft) | ZONE WIDTHS (ft) |
|------------------|------------------|------------------|
| 8'-0" TO 10'-0" | 15 FT | 30 FT TO 35 FT |
| 10'-0" TO 15'-0" | 15 FT | 35 FT TO 40 FT |
- SEE SECTION 142.04I (E, F, G, H)
2. SAN DIEGO MUNICIPAL CODE 142.0412 (E, F, G, H)
- (a) Where Zone One width is required adjacent to the MHP or within the Zone One Zone, any of the following modifications to development regulations of the Land Development Code or standards of the Land Development Manual are provided in accordance with the Zone One width:
- (1) The height of Zone One shall be 15 feet or less, as measured from the base of the Zone One.
 - (2) A sidewalk may be constructed from one side of the public right-of-way, and the sidewalk required public right-of-way width may be reduced by 15 feet.
 - (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
 - (4) The Zone One width may be decreased by 15 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 10 feet of Zone One width.
- (b) Zone One Requirements
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 - (2) Zone One shall contain no habitable structure, structure that are directly attached to habitable structure, or other embodiment of structure that provides a means for transmitting fire to the habitable structure. Structures such as porches, walkways, patios, play structures, and non-habitable structures that are located within brush management Zone One shall be of noncombustible, fire-rated fire-rated or less flammable construction.
 - (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height, with the exception of trees. Plants shall be low-lying and fire-resistant.
 - (4) Trees within Zone One shall be located away from structures for a minimum distance of 10 feet as measured from the trunk to the edge of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height.
 - (B) When planting areas contain only native or naturalized species that are not summer-deciduous and have a maximum height at plant maturity of less than 24 inches.
 - (6) Zone One irrigation equipment and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining irrigation systems.
- (c) Zone Two Requirements
- (1) The required Zone Two width shall be provided between Zone One and the noncombustible native or naturalized vegetation, and shall be measured from the edge of Zone One that is furthest from the habitable structure to the edge of noncombustible vegetation.
 - (2) No structure shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height shall be pruned to reduce fire loading in accordance with the Landscape Standards of the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two is an area previously under a sort of legal development activity and is preserved or to be planted with non-plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-lying, and fire-resistant. No non-native plant material may be placed in Zone Two other than the MHP or in the 15-foot clear zone adjacent to areas containing sensitive vegetation.
 - (B) New plants shall be low-growing with a maximum height at maturity of 34 inches. Single specimens of fire-resistant native trees and tree-free shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structure and if the vertical distance between the lowest branch of the tree and the top of adjacent plants is three times the height of the adjacent plants to reduce the spread of the through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-drainage spray heads may be used in Zone Two. Driveway and runoff from the irrigation shall not drain to flow into adjacent areas of native or naturalized vegetation. Permanent irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being reestablished as a replacement at Section 142.0411 (a), an irrigation shall comply with the existing standards in the Land Development Manual. If any portion of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 - (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 - (7) Except as provided in Section 142.0412 (a), where the required Zone One width is provided, the required Zone Two width shall be measured by the fire line for each foot of required Zone One width that cannot be provided.

3. SAN DIEGO MUNICIPAL CODE LAND DEVELOPMENT CODE, SECTION III, SECTION III.B BRUSH MANAGEMENT
- 1.1. BRUSH MANAGEMENT - OPEN EXPOSURE
- The safety of the landscape is enhanced by reducing the number, density, and height of brush in the landscape. This may be accomplished by pruning and thinning of native and non-native vegetation, and by the use of fire-resistant vegetation. The use of fire-resistant vegetation is encouraged in areas where fire is a concern. The use of fire-resistant vegetation is encouraged in areas where fire is a concern. The use of fire-resistant vegetation is encouraged in areas where fire is a concern.
- 1.2. BRUSH MANAGEMENT - REQUIREMENTS
- 1.2.1. Brush Management - All Areas
- (1) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (2) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (3) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
- 1.2.2. Zone 1 Requirements - All Structures
- (1) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (2) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (3) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
- 1.2.3. Zone 2 Requirements - All Structures
- (1) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (2) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
 - (3) All plants in plant groupings except cacti, succulents, trees and non-deciduous shrubs shall be pruned by a distance three times the height of the tallest adjacent plant (Figure 142.0412).
4. ADDITIONAL BRUSH MANAGEMENT NOTES (FOR SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT)
- Brush Management Additional Maintenance Notes (include directly on plan)
1. General Maintenance: Regular inspection and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a general maintenance schedule is not feasible. For effective fire and watershed management, however, property owners must expect to provide maintenance according to each brush management zone. Zone 1: Year-round maintenance. Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the planning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1: This is the most critical area for fire and watershed safety. All non-native plantings should be kept well-watered and any irrigation runoff should drain toward the street. Plant gaffers and drainage pipes should be cleaned regularly and all debris removed from the rain surface the fire season begins. All plantings, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead limbs, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2: Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs viable soil. The use of weed treatment or other tools which retain sharp blades that scratch the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well-pruned healthy shrubs should typically require several years to build up excessive fuel and dead fuel. On slopes all drainage devices must be kept clear. Be inspect after each major storm since minor soil slips can block drains. Vertical groundcovers should be periodically cleaned and thinned removed. Deadened and dead wood should be pruned from trees. Fertilized trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility: All Landscaping / Brush Management within the Brush Management Council is chosen on these plans shall be the responsibility of the property owner. Specific, e.g. Owner, H.O.A., The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.
5. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES FROM MARCH 1 TO AUGUST 15 EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN. (SAN DIEGO MUNICIPAL CODE 142.0412(d))
6. DUE TO ADJACENCY TO COASTAL SAGE SCRUB, EXPOSURES OF NATURALIZED GRASSES SHOULD GENERALLY BE CUT TO WITHIN 2 FEET PRIOR TO MARCH 1 AND AGAIN AS NECESSARY AFTER AUGUST 15 SHOULD BE GROWTH EXCEED 24 INCHES IN HEIGHT. (SPR 142.0412(d))

THE LANDSCAPE DESIGN CONCEPT

SITUATED ALONG TOWNE CENTRE DRIVE IN SAN DIEGO, CA, THIS INDUSTRIAL DEVELOPMENT IS COMPLETE WITH WITH CLASS 4 OFFICE SPACE AND LABORATORY SPACE.

THE PROPOSED DEVELOPMENT SHALL INCORPORATE WATER AND SOIL MANAGEMENT TO PREVENT EROSION, SLOPE FAILURES AND SHALLOWS TO REDUCE WATER USE AND PROMOTE THE POSITIVE USE OF A PROLOGIC TO CREATE LANDSCAPE PLANTINGS ON A ESTABLISHED IN ALL DISTURBED AREAS OUTSIDE OF THE BOUNDARIES TO OFFER A SEAMLESS APPEARANCE THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. PER THE REQUIREMENTS STATED IN THE SAN DIEGO MUNICIPAL CODE, AND THE LANDSCAPE STANDARDS AND IN ACCORDANCE WITH PROFESSIONAL STANDARDS TO THE SAFETY OF THE PUBLIC.

GENERAL NOTES:

1. MINIMUM 30" BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND STORAGE MATERIALS SHALL BE DESIGNED 30" TO 42" TO PREVENT THE PLACEMENT OF STREET TREES.
2. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
3. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
4. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
5. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
6. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
7. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
8. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
9. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.
10. STREET TREES SHALL BE INSTALLED WITHIN TEN FEET OF THE PROPERTY LINE AND IN OPENINGS HAVING A MINIMUM 40" TO 42" OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 100 LINEAR FEET OF STREET FRONTAGE.

RECYCLED WATER IRRIGATION SYSTEM

ALL PLANTING AREAS (UNLESS OTHERWISE NOTED) WILL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND WILL REQUIRE COMPLETE WATER COVERAGE BY MEANS OF A MODERN AUTOMATICALLY CONTROLLED ELECTRICALLY OPERATED DROPPED OR PIPED SPRINKLER SYSTEMS DESIGNED PER THE RULES AND REGULATIONS FOR RECYCLED WATER USE AND DISTRIBUTION WITHIN THE CITY OF SAN DIEGO. IRRIGATION MATERIALS SHALL BE P/C PLASTIC (TYPE 1200) SCHEDULE 40 OR CLASS 315 FOR RECYCLED WATER AND NON-PRESSURE IRRIGATION LATERAL SHALL BE SCHEDULE 40 P/C FOR RECYCLED WATER. THE IRRIGATION SYSTEM WILL NOT CREATE RUNOFF INTO THE STREET OR OTHER AREAS.

MAINTENANCE

ALL LANDSCAPING AND IRRIGATION SHALL BE MAINTAINED BY OWNER. ALL DEAD AND DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT SEPARATION DISTANCE TO STREET

IMPROVEMENT TYPE	SEPARATION DISTANCE TO STREET
PLANTING AREA	10 FEET
UNDERGROUND UTILITY LINES	3 FEET
UNDERGROUND UTILITY STRUCTURES	10 FEET
OVERHEAD UTILITY LINES	10 FEET
OVERHEAD UTILITY STRUCTURES	10 FEET

INTERSECTING CURBS AND TWO STREETS

DEVELOPER: BWP-ARCA LP
1775 TOWNE CENTRE DRIVE
SAN DIEGO, CA 92108
(619) 442-2842

PLANNING: LANDSCAPE DESIGN & ENGINEERING
3669 HARBOR STREET, SECOND FLOOR
SAN DIEGO, CA 92108
(619) 551-0811 FAX (619) 551-0814

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURRITT
350 LAMAR AVENUE, SUITE 100
SAN ANTONIO, TX 78205
(512) 341-8811 FAX (512) 341-8812

CIVIL ENGINEER: LANDSCAPE DESIGN & ENGINEERING
3669 HARBOR STREET, SECOND FLOOR
SAN DIEGO, CA 92108
(619) 551-0811 FAX (619) 551-0814

ARCHITECT: PERKINS+WILL
1201 FIFTH AVENUE, SUITE 2300
SAN FRANCISCO, CA 94103
(415) 398-5300 FAX (415) 398-5301

PREPARED BY:
NAME: LANDSCAPE DESIGN & ENGINEERING
ADDRESS: 1775 TOWNE CENTRE DRIVE
SAN DIEGO, CA 92108
PHONE: (619) 551-0811
FAX: (619) 551-0814

PROJECT ADDRESS:
1775 TOWNE CENTRE DRIVE

PROJECT NAME:
3775 TOWNE CENTRE DRIVE

SHEET TITLE:
LANDSCAPE NOTES

10-10-17 4th SUBMITTAL
09-09-17 3rd SUBMITTAL
05-16-17 2nd SUBMITTAL

12-20-16

8

23

OJB

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURRITT
350 LAMAR AVENUE, SUITE 100
SAN ANTONIO, TX 78205
(512) 341-8811 FAX (512) 341-8812

James Burritt
P.L.L.C.

10-10-17 4th SUBMITTAL

09-09-17 3rd SUBMITTAL

05-16-17 2nd SUBMITTAL

12-20-16

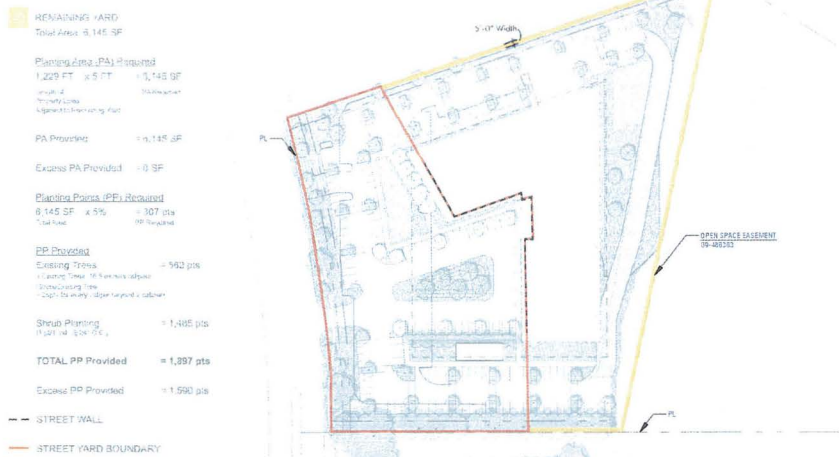
8

23



9775 TOWNE CENTRE DRIVE

Street Yard



9775 TOWNE CENTRE DRIVE

Remaining Yard



9775 TOWNE CENTRE DRIVE

Perimeter Planting Area within Street Yard



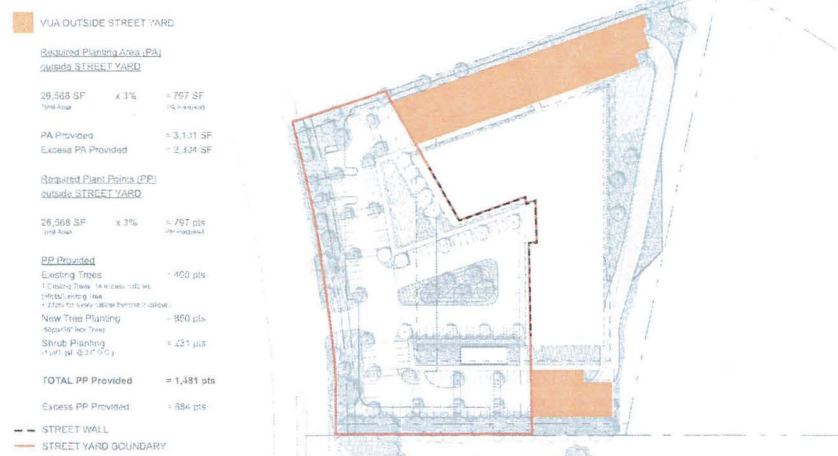
9775 TOWNE CENTRE DRIVE

Facade Planting Area within Street Yard



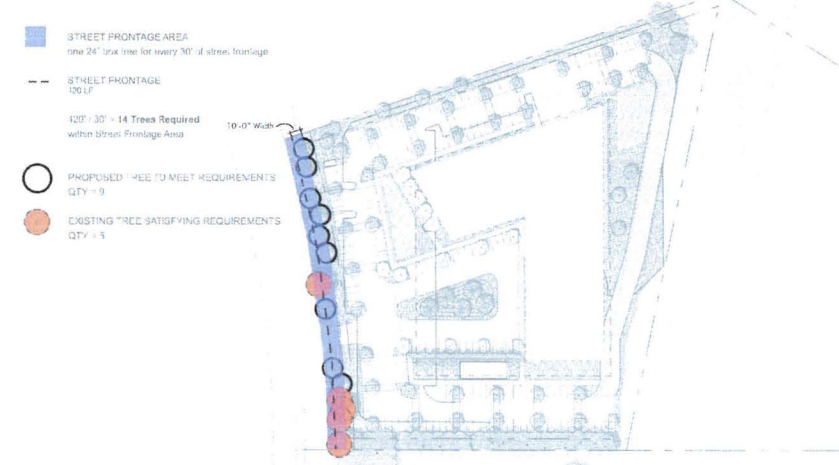
9775 TOWNE CENTRE DRIVE

Vehicular Use Area Within Street Yard



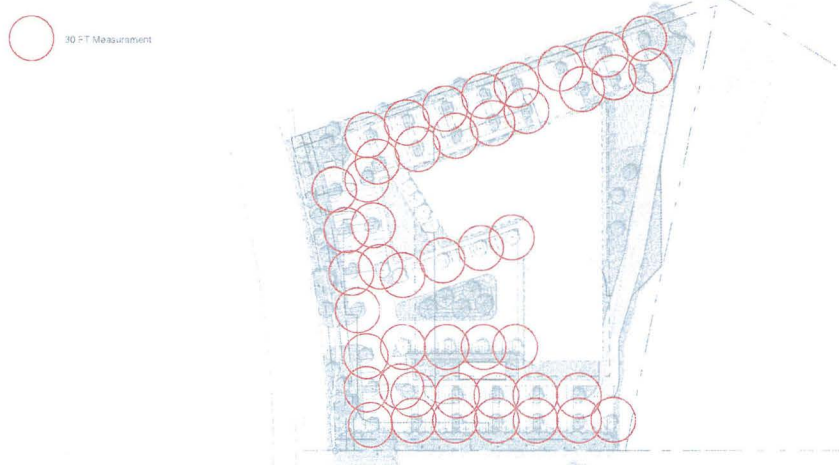
9775 TOWNE CENTRE DRIVE

Vehicular Use Area Outside of Street Yard



9775 TOWNE CENTRE DRIVE

STREET TREE & PUBLIC RIGHT-OF-WAY Requirements



9775 TOWNE CENTRE DRIVE

Tree Spacing Requirement in VUA

WATER BUDGET LANDSCAPE WORKSHEET

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: 9775 TOWNE CENTRE DRIVE Project #: PTS# 527644

Project Address: 9775 TOWNE CENTRE DRIVE, SAN DIEGO, CA 92121

Individual Business Completing the Worksheet: THE OFFICE OF JAMES BURNETT

Phone Number: (858) 784-7965

2. DETERMINE THE WATER BUDGET

MAWA Water Budget Calculation
(47)(10.82)(0.9)(1.0) = 47.1188 Gals./Yr.
ET₀ LA SLA

3. DETERMINE THE ESTIMATED TOTAL WATER USE (ETWU)

Controller No.	Hydrosone No.	Plant Factor (PF)	Hydrosone Area in S.F. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1	MULTI	1.0	DRIP	90	40
1	2	MULTI	1.0	SPRINKLER	70	60

Then plug in the numbers from each controller hydrosone into the ETWU equation. Then total the gallons per year of each controller hydrosone for the Estimated Total Water Use (ETWU). The total ETWU cannot exceed the total Water Budget MAWA.

Controller No.	ETWU (ET ₀ x PF x HA x IE) x SLA	Total in Gallons per Year
1	(47.1188 x 1.0 x 1.0 x 0.9) x 40%	1,511,988
1	(47.1188 x 1.0 x 1.0 x 0.7) x 60%	1,960,000
Total ETWU gallons per year		3,471,988

PREPARED BY: JAMES BURNETT
NAME: JAMES BURNETT
ADDRESS: 10000 SAN DIEGO AVE, SAN DIEGO, CA 92121
PHONE #: (858) 784-7965
FAX #: (858) 784-7965

PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE

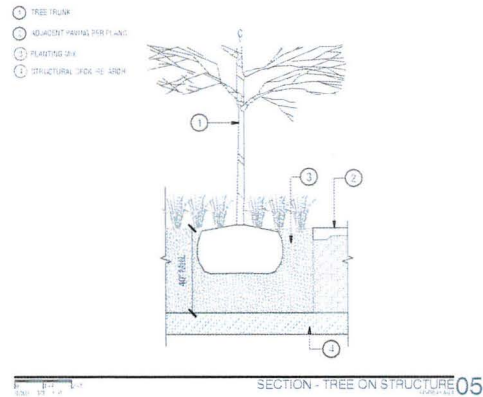
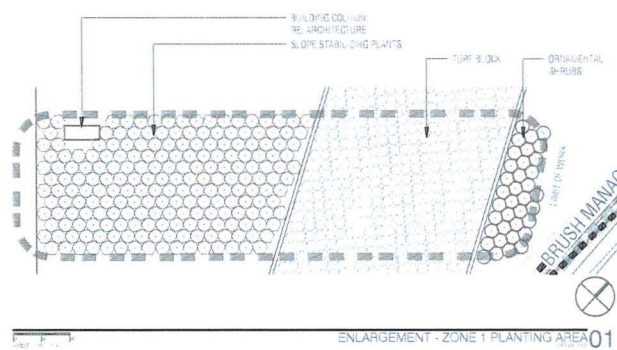
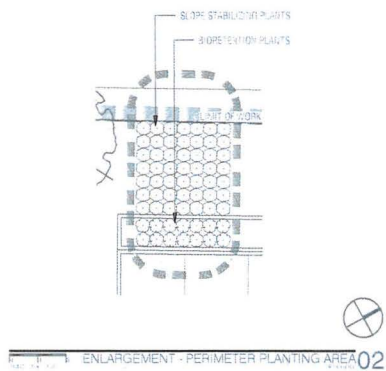
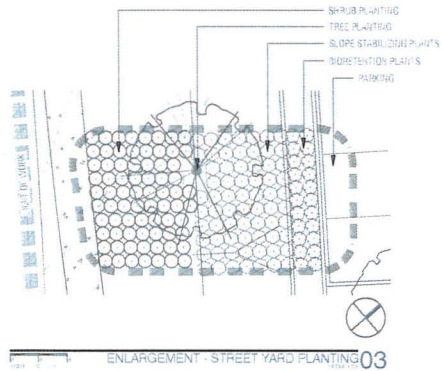
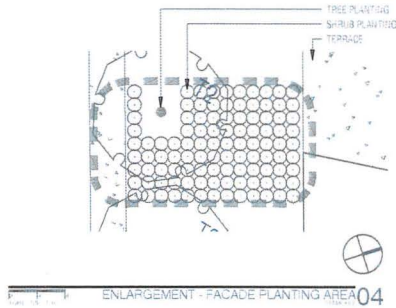
PROJECT NAME: 9775 TOWNE CENTRE DRIVE

DATE: 10-10-2011

SHEET TITLE: LANDSCAPE DETAILS

10

I:\Projects\UP-100-Soledad Presby Town Center\Drawings\UP-100-SHEET\UP-100-ENVIRONMENT PACKAGE.dwg
Plotted By: Ben Coleman
Sheet Set: 44-PLS
Layout: L2.01
Name: December 03, 2017 08:05:39pm
Saved: I:\Projects\UP-100-Soledad Presby Town Center\Drawings\UP-100-SHEET\UP-100-ENVIRONMENT PACKAGE.dwg



OJB

LANDSCAPE ARCHITECT
1001 10TH AVENUE, SUITE 200
OAKLAND, CA 94612
(510) 763-1000 FAX (510) 763-1001

James Burnett
JAMES BURNETT
PLS 1 4864

DEVELOPER: BUR-APPL LP
1790 BOWLING GREEN DRIVE
SAN DIEGO, CA 92128
(619) 450-9940

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
8888 HOLLY STREET, SECOND FLOOR
SAN DIEGO, CA 92121
(619) 731-0633 FAX (619) 731-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
8888 HOLLY STREET, SECOND FLOOR
SAN DIEGO, CA 92121
(619) 731-0633 FAX (619) 731-0634

LANDSCAPE ARCHITECT: OFFICE OF JAMES BURNETT
350 LOMAS SANTA FE DRIVE, SUITE A
OAKLAND, CA 94612
(510) 763-1000 FAX (510) 763-1001

ARCHITECT: PERKINS+WILL
1201 HAYTH AVENUE, SUITE 2300
SEATTLE, WA 98101
(206) 391-5050 FAX (206) 441-4391

PREPARED BY: LATITUDE 33 PLANNING & ENGINEERING

NAME: _____
ADDRESS: 2808 HIGHT STREET, 2ND FLOOR
SAN DIEGO, CA 92111
PHONE #: (619) 731-0633
FAX #: (619) 731-0634

PROJECT ADDRESS: 8775 TOWNE CENTRE DRIVE

PROJECT NAME: _____

10-18-17 IN SUBMITAL
08-29-17 IN SUBMITAL
06-16-17 IN SUBMITAL

SHEET TITLE: LANDSCAPE DETAILS

11 23

**9775 TOWNE
CENTRE DRIVE**
9775 Towne Centre Drive
San Diego, CA 92121

CONSULTANTS

450 Lumber Center Parkway, Suite A
Cincinnati, OH 45240



The project seeks to integrate the natural landscape with the architecture by continuing the experience of material, color, and vegetation from the steep hillside through the building design. The subtle tones of C/P concrete, a high performance curtain wall and precast cladding system, exterior wood deck and site elements, and a colorful array of shading devices to the east compliment the natural variation in color and texture of the steep hillside throughout the wet and dry seasons.

4

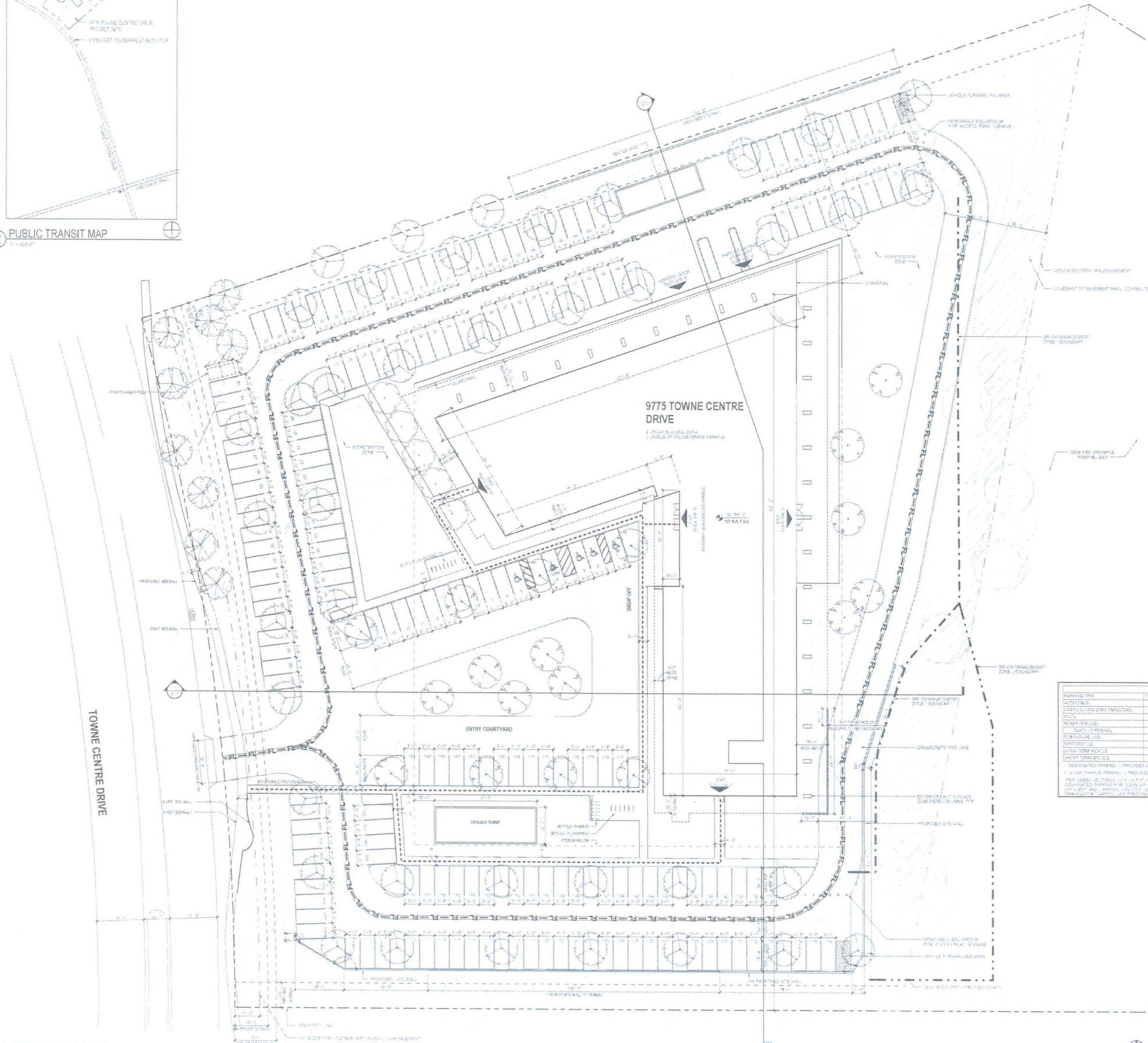


Copyright © 2014 Pearson Education, Inc.

PAGE NO. 12 OF 23

G00-02

CONCEPT RENDERINGS DEPT. 100



PROJECT

BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

Latitude of flowering = $\text{Exp}(-\text{exp})$

San Diego, CA 92111

High-Intensity Discharge Engineering
©2012 David A. Jones, Inc. 2/12

1997

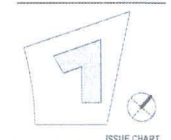
5100 Strain Drive

LANGUAGES: ENGLISH, FRENCH, ITALIAN, SPANISH

Also known as: *El Comodoro*

**SITE DEVELOPMENT
PERMIT
12/20/2016**

KEYPLAN



Copyright © 2015 Pearson Education, Inc.

[illegible]

1. 姓名: 王德明 2. 性别: 男 3. 年龄: 35 4. 职业: 教师 5. 籍贯: 山东青岛 6. 民族: 汉族 7. 婚姻状况: 已婚 8. 子女情况: 有一个儿子 9. 学历: 本科 10. 学位: 学士 11. 专业: 教育学 12. 工作单位: 青岛某中学 13. 联系电话: 13812345678 14. 电子邮箱: wangdeming@163.com 15. 身份证号: 370201198210151234	1. 姓名: 李小红 2. 性别: 女 3. 年龄: 28 4. 职业: 程序员 5. 籍贯: 湖南长沙 6. 民族: 汉族 7. 婚姻状况: 未婚 8. 子女情况: 无 9. 学历: 硕士 10. 学位: 硕士 11. 专业: 计算机科学与技术 12. 工作单位: 长沙某科技公司 13. 联系电话: 15876543210 14. 电子邮箱: lxr1994@163.com 15. 身份证号: 430102199405201234
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

姓名	王明	性别	男
出生日期	1985-03-15	身份证号	31010119850315001X
联系电话	13801234567	电子邮箱	wangming@163.com
职业	软件工程师	工作单位	上海某某科技有限公司
住址	上海市浦东新区	邮政编码	200120

PROJECT ADDRESS	PROJECT NO.	
STATIONING (Kilometers)	DATE	

[illegible]

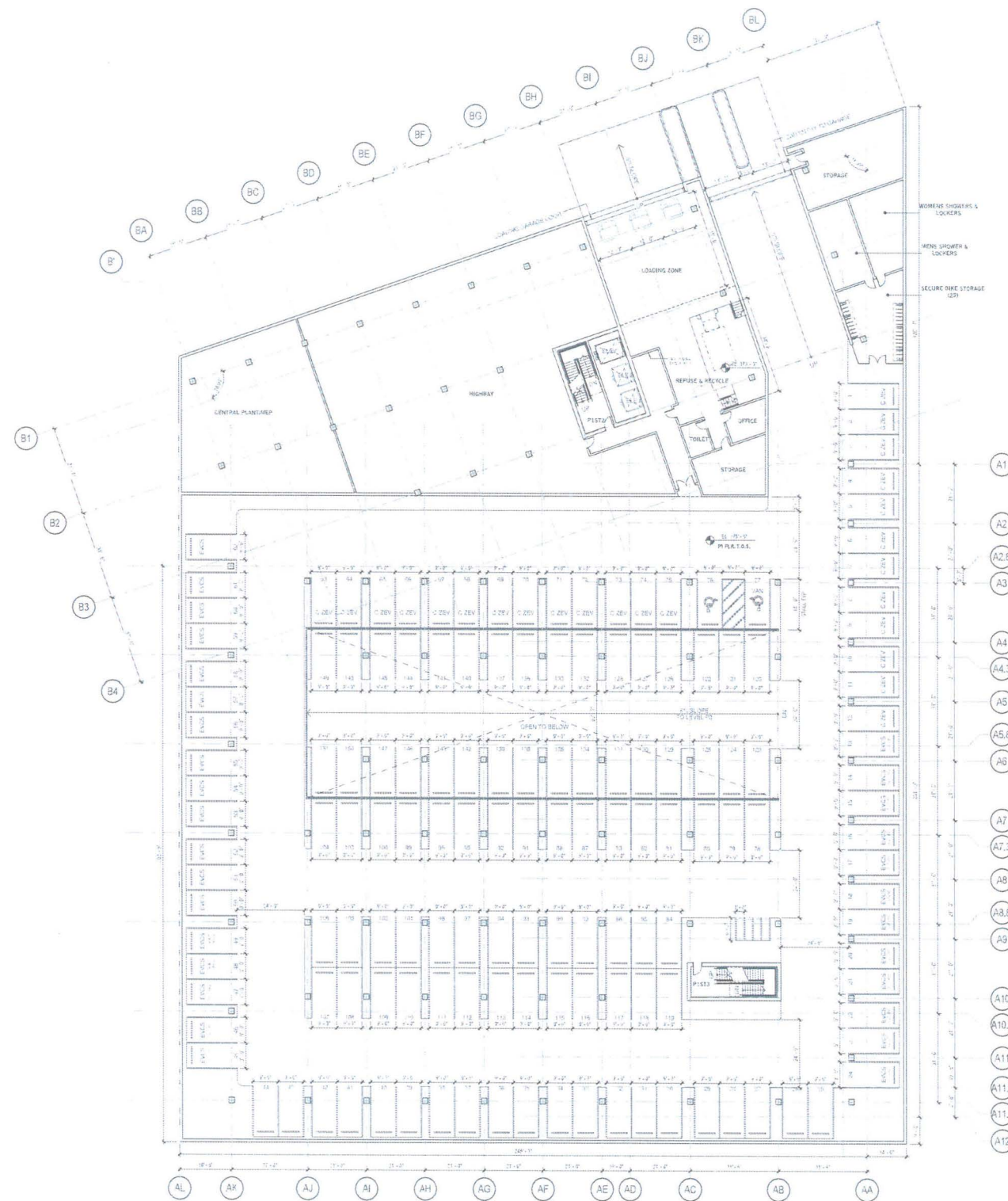
9375 TOWNE CENTRE DRIVE

Page 14 of 23

A01-10

For more information on this research, visit www.oxfordjournals.org/doi/10.1093/oxfordjournals/oxfordjournals.org

1



① OVERALL FLOOR PLAN, LEVEL P1

P3-P1 SYMBOL LEGEND

PERKINS
+ WILL

PROJECT _____

**9775 TOWNE
CENTRE DRIVE**
9775 Towne Centre Drive
San Diego, CA 92121

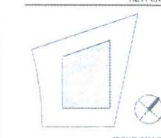
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

[illegible]

**SITE DEVELOPMENT
PERMIT
12/20/2016**

KEYPLAN



Copyright © 2015 John Wiley & Sons, Ltd.

[illegible][illegible]

SHEET NO. A10-P1

DATE 15 / 12 / 23

LEVEL P1 - OVERALL PLAN

P3-P1 SYMBOL LEGEND

- 1. METALLIC PARKING STALL
- 2. METALLIC PARKING STALL
- 3. CHASSIS LIFTED PARKING VEHICLE (PARKING STALL)
- 4. ELECTRIC VEHICLE CHARGING STATION (PARKING STALL)

PERKINS + WILL

PROJECT

9775 TOWNE CENTRE DRIVE
9775 Towne Centre Drive
San Diego, CA 92121

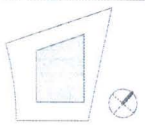
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

- PERKINS + WILL
17190 Bernardo Center Drive
San Diego, CA 92128
- ARCHITECT
17190 Bernardo Center Drive
San Diego, CA 92128
- ENGINEER
17190 Bernardo Center Drive
San Diego, CA 92128
- LANDSCAPE ARCHITECT
17190 Bernardo Center Drive
San Diego, CA 92128

SITE DEVELOPMENT PERMIT
12/20/2016

KEYPLAN



ISSUE CHART

Chapter 1: 12/20/2016

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

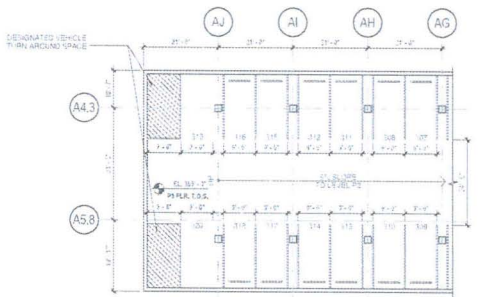
1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT

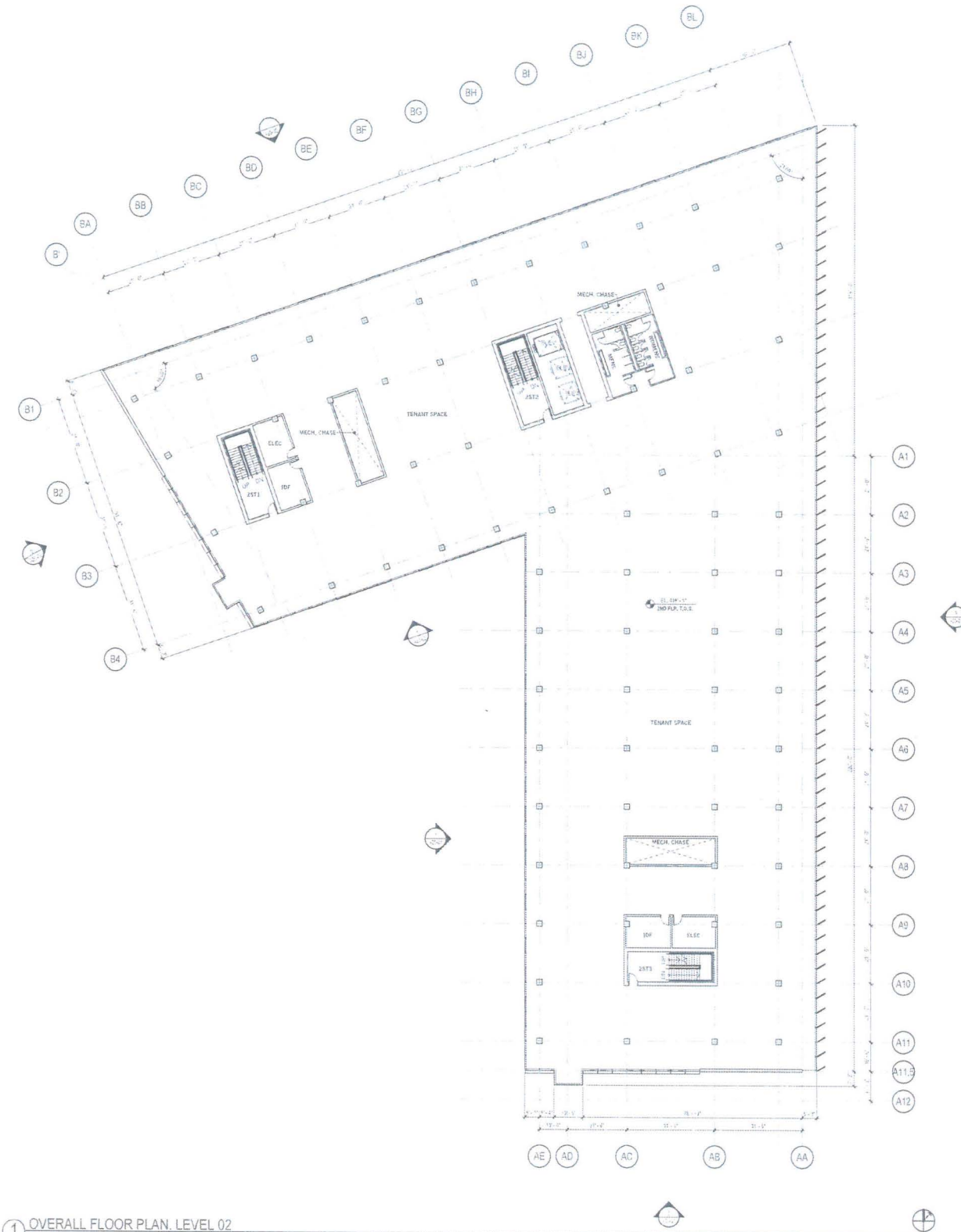
1. SITE DEVELOPMENT PERMIT
2. SITE DEVELOPMENT PERMIT
3. SITE DEVELOPMENT PERMIT
4. SITE DEVELOPMENT PERMIT



2 OVERALL FLOOR PLAN, LEVEL P3
1/16" = 1'-0"



1 OVERALL FLOOR PLAN, LEVEL P2
1/16" = 1'-0"



1 OVERALL FLOOR PLAN, LEVEL 02
11/16" = 1'-0"

LEVEL 01-ROOF SYMBOL LEGEND



PERKINS
+ WILL

```
[root@dhcp226 ~]# cat /etc/passwd | grep root
```

PROJECT

**9775 TOWNE
CENTRE DRIVE**
9775 Towne Centre Drive
San Diego, CA 92121

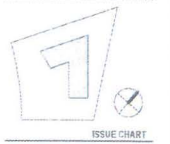
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

University of Phoenix • Engineering
 950 N. 44th St., Suite 101
 San Diego, CA 92131
 619.594.8888
University of Phoenix • Doctorate in Engineering
 1301 Third Ave., Suite 100
 San Diego, CA 92131
 619.594.8888
U-P
E-P
 5400 Glenview Circle
 San Diego, CA 92121
 619.594.8888
University of Phoenix • Architecture
 950 N. 44th St., Suite 101
 San Diego, CA 92131
 619.594.8888

**SITE DEVELOPMENT
PERMIT
12/20/2016**

KEYPLAN



Copyright © 2015 Pearson Education, Inc.

DEVELOPMENT SOFTWARE LTD
17145 BERNARD CENTER DR E
DENTON, TX 76205
(817) 251-9327

[illegible]

JOHN E. FARRER, LATITUDE 33 PLUMBERS & CARPENTERS
1254 WEBSTER STREET, BERKELEY, CALIF.
94706
(415) 841-2222 FAX (415) 841-2224

PREPARED BY

[illegible]

PROJECT ADDRESS
675 TOWNE LANE SUITE

9775 TOWNE CENTRE DRIVE

A 10-02

LEVEL 02 - OVERALL PLAN

[illegible]

(1) $\frac{1}{x^2} = x^{-2}$, $\left(\frac{1}{x^2}\right)' = -2x^{-3} = -\frac{2}{x^3}$
 (2) $y = \ln x$, $y' = \frac{1}{x}$
 (3) $y = e^x$, $y' = e^x$
 (4) $y = \sin x$, $y' = \cos x$
 (5) $y = \cos x$, $y' = -\sin x$

1. 姓名	2. 性别	3. 年龄	4. 职业	5. 学历	6. 婚姻状况	7. 籍贯	8. 民族	9. 宗教信仰	10. 政治面貌	11. 健康状况	12. 兴趣爱好	13. 特长	14. 其他
1. 姓名	2. 性别	3. 年龄	4. 职业	5. 学历	6. 婚姻状况	7. 籍贯	8. 民族	9. 宗教信仰	10. 政治面貌	11. 健康状况	12. 兴趣爱好	13. 特长	14. 其他

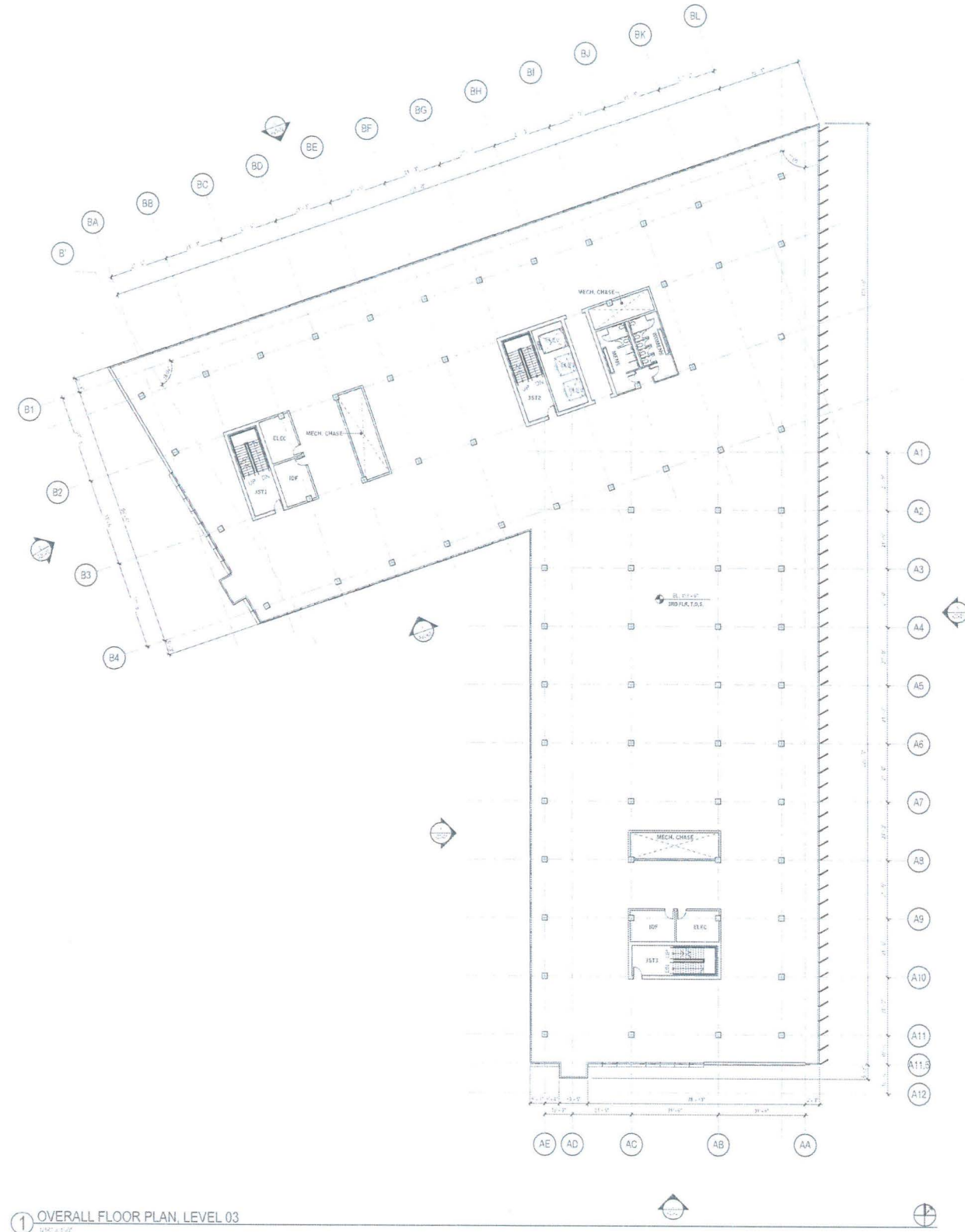
[illegible][illegible]

项目符号
项目符号
项目符号

姓名: _____ 学号: _____

18 23

Figure 1



1 OVERALL FLOOR PLAN, LEVEL 03
1/8" = 1'-0"

LEVEL 01-ROOF SYMBOL LEGEND



PERKINS
+ WILL

17190 Bernardo Center Drive
San Diego, CA 92128
Tel: 619.594.1700
Fax: 619.594.1701
www.perkinswill.com

PROJECT

9775 TOWNE
CENTRE DRIVE
9775 Towne Centre Drive
San Diego, CA 92121

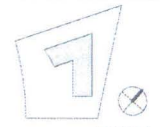
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

ARCH
Landscape Planning + Engineering
Architect of Record
San Diego, CA 92121
STRUCTURE
HKS-Williams & Associates Corporation
1701 Third Ave., Suite 1600
San Diego, CA 92101
MEP
EIP
Civil Engineering
San Diego, CA 92121
LANDSCAPE ARCHITECT
E.S. Landscaping & Design, Inc.
1541 Camino del Rio South, Suite 200
San Diego, CA 92108

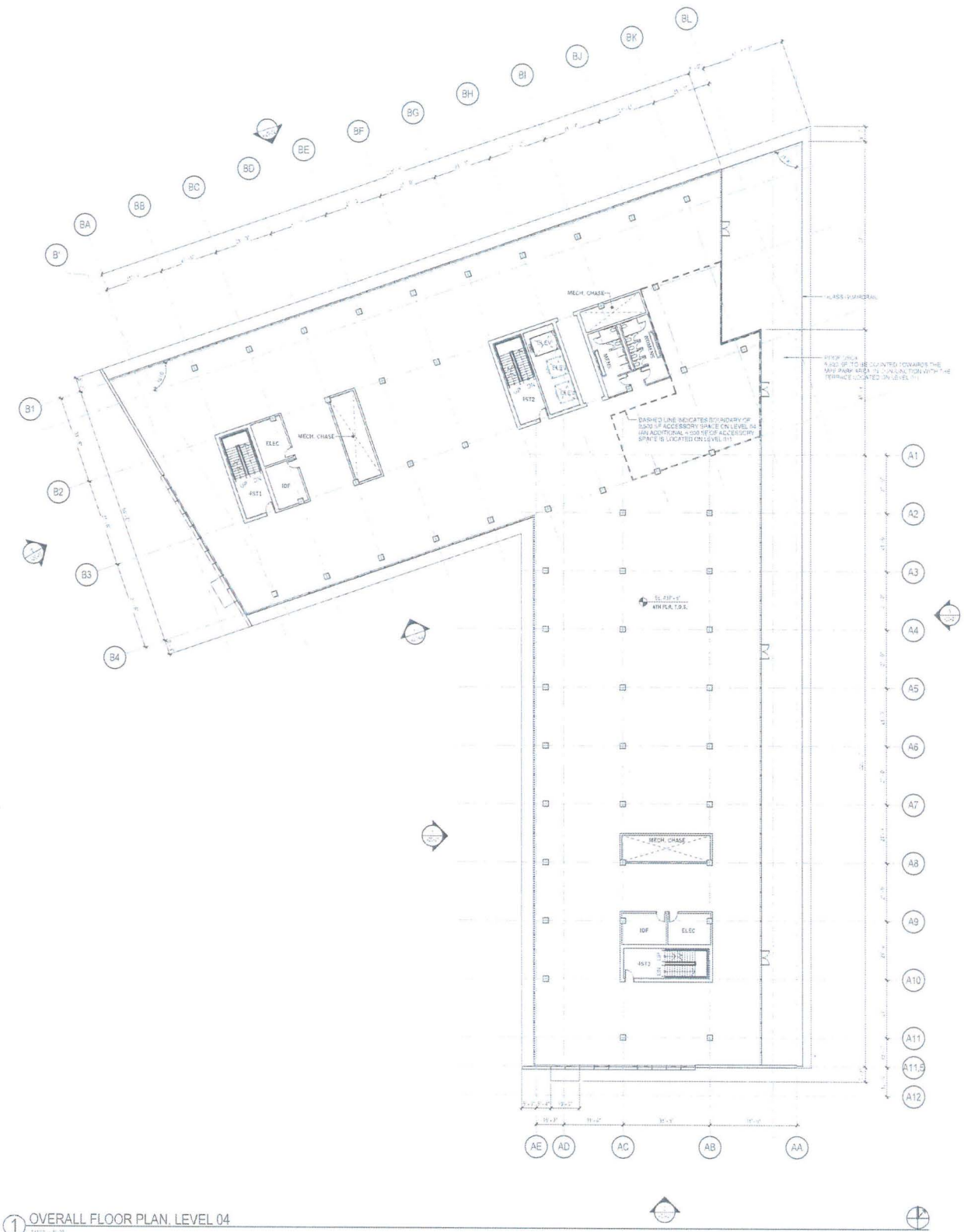
SITE DEVELOPMENT
PERMIT
12/20/2016

KEYPLAN



ISSUE CHART

DESIGN TEAM		REVISIONS	
DATE	DESCRIPTION	NO.	DATE
12/20/2016	ISSUED FOR PERMIT	1	12/20/2016
12/20/2016	ISSUED FOR PERMIT	2	12/20/2016
12/20/2016	ISSUED FOR PERMIT	3	12/20/2016
12/20/2016	ISSUED FOR PERMIT	4	12/20/2016
12/20/2016	ISSUED FOR PERMIT	5	12/20/2016
12/20/2016	ISSUED FOR PERMIT	6	12/20/2016
12/20/2016	ISSUED FOR PERMIT	7	12/20/2016
12/20/2016	ISSUED FOR PERMIT	8	12/20/2016
12/20/2016	ISSUED FOR PERMIT	9	12/20/2016
12/20/2016	ISSUED FOR PERMIT	10	12/20/2016
12/20/2016	ISSUED FOR PERMIT	11	12/20/2016
12/20/2016	ISSUED FOR PERMIT	12	12/20/2016
12/20/2016	ISSUED FOR PERMIT	13	12/20/2016
12/20/2016	ISSUED FOR PERMIT	14	12/20/2016
12/20/2016	ISSUED FOR PERMIT	15	12/20/2016
12/20/2016	ISSUED FOR PERMIT	16	12/20/2016
12/20/2016	ISSUED FOR PERMIT	17	12/20/2016
12/20/2016	ISSUED FOR PERMIT	18	12/20/2016
12/20/2016	ISSUED FOR PERMIT	19	12/20/2016
12/20/2016	ISSUED FOR PERMIT	20	12/20/2016
12/20/2016	ISSUED FOR PERMIT	21	12/20/2016
12/20/2016	ISSUED FOR PERMIT	22	12/20/2016
12/20/2016	ISSUED FOR PERMIT	23	12/20/2016
12/20/2016	ISSUED FOR PERMIT	24	12/20/2016
12/20/2016	ISSUED FOR PERMIT	25	12/20/2016
12/20/2016	ISSUED FOR PERMIT	26	12/20/2016
12/20/2016	ISSUED FOR PERMIT	27	12/20/2016
12/20/2016	ISSUED FOR PERMIT	28	12/20/2016
12/20/2016	ISSUED FOR PERMIT	29	12/20/2016
12/20/2016	ISSUED FOR PERMIT	30	12/20/2016
12/20/2016	ISSUED FOR PERMIT	31	12/20/2016
12/20/2016	ISSUED FOR PERMIT	32	12/20/2016
12/20/2016	ISSUED FOR PERMIT	33	12/20/2016
12/20/2016	ISSUED FOR PERMIT	34	12/20/2016
12/20/2016	ISSUED FOR PERMIT	35	12/20/2016
12/20/2016	ISSUED FOR PERMIT	36	12/20/2016
12/20/2016	ISSUED FOR PERMIT	37	12/20/2016
12/20/2016	ISSUED FOR PERMIT	38	12/20/2016
12/20/2016	ISSUED FOR PERMIT	39	12/20/2016
12/20/2016	ISSUED FOR PERMIT	40	12/20/2016
12/20/2016	ISSUED FOR PERMIT	41	12/20/2016
12/20/2016	ISSUED FOR PERMIT	42	12/20/2016
12/20/2016	ISSUED FOR PERMIT	43	12/20/2016
12/20/2016	ISSUED FOR PERMIT	44	12/20/2016
12/20/2016	ISSUED FOR PERMIT	45	12/20/2016
12/20/2016	ISSUED FOR PERMIT	46	12/20/2016
12/20/2016	ISSUED FOR PERMIT	47	12/20/2016
12/20/2016	ISSUED FOR PERMIT	48	12/20/2016
12/20/2016	ISSUED FOR PERMIT	49	12/20/2016
12/20/2016	ISSUED FOR PERMIT	50	12/20/2016
12/20/2016	ISSUED FOR PERMIT	51	12/20/2016
12/20/2016	ISSUED FOR PERMIT	52	12/20/2016
12/20/2016	ISSUED FOR PERMIT	53	12/20/2016
12/20/2016	ISSUED FOR PERMIT	54	12/20/2016
12/20/2016	ISSUED FOR PERMIT	55	12/20/2016
12/20/2016	ISSUED FOR PERMIT	56	12/20/2016
12/20/2016	ISSUED FOR PERMIT	57	12/20/2016
12/20/2016	ISSUED FOR PERMIT	58	12/20/2016
12/20/2016	ISSUED FOR PERMIT	59	12/20/2016
12/20/2016	ISSUED FOR PERMIT	60	12/20/2016
12/20/2016	ISSUED FOR PERMIT	61	12/20/2016
12/20/2016	ISSUED FOR PERMIT	62	12/20/2016
12/20/2016	ISSUED FOR PERMIT	63	12/20/2016
12/20/2016	ISSUED FOR PERMIT	64	12/20/2016
12/20/2016	ISSUED FOR PERMIT	65	12/20/2016
12/20/2016	ISSUED FOR PERMIT	66	12/20/2016
12/20/2016	ISSUED FOR PERMIT	67	12/20/2016
12/20/2016	ISSUED FOR PERMIT	68	12/20/2016
12/20/2016	ISSUED FOR PERMIT	69	12/20/2016
12/20/2016	ISSUED FOR PERMIT	70	12/20/2016
12/20/2016	ISSUED FOR PERMIT	71	12/20/2016
12/20/2016	ISSUED FOR PERMIT	72	12/20/2016
12/20/2016	ISSUED FOR PERMIT	73	12/20/2016
12/20/2016	ISSUED FOR PERMIT	74	12/20/2016
12/20/2016	ISSUED FOR PERMIT	75	12/20/2016
12/20/2016	ISSUED FOR PERMIT	76	12/20/2016
12/20/2016	ISSUED FOR PERMIT	77	12/20/2016
12/20/2016	ISSUED FOR PERMIT	78	12/20/2016
12/20/2016	ISSUED FOR PERMIT	79	12/20/2016
12/20/2016	ISSUED FOR PERMIT	80	12/20/2016
12/20/2016	ISSUED FOR PERMIT	81	12/20/2016
12/20/2016	ISSUED FOR PERMIT	82	12/20/2016
12/20/2016	ISSUED FOR PERMIT	83	12/20/2016
12/20/2016	ISSUED FOR PERMIT	84	12/20/2016
12/20/2016	ISSUED FOR PERMIT	85	12/20/2016
12/20/2016	ISSUED FOR PERMIT	86	12/20/2016
12/20/2016	ISSUED FOR PERMIT	87	12/20/2016
12/20/2016	ISSUED FOR PERMIT	88	12/20/2016
12/20/2016	ISSUED FOR PERMIT	89	12/20/2016
12/20/2016	ISSUED FOR PERMIT	90	12/20/2016
12/20/2016	ISSUED FOR PERMIT	91	12/20/2016
12/20/2016	ISSUED FOR PERMIT	92	12/20/2016
12/20/2016	ISSUED FOR PERMIT	93	12/20/2016
12/20/2016	ISSUED FOR PERMIT	94	12/20/2016
12/20/2016	ISSUED FOR PERMIT	95	12/20/2016
12/20/2016	ISSUED FOR PERMIT	96	12/20/2016
12/20/2016	ISSUED FOR PERMIT	97	12/20/2016
12/20/2016	ISSUED FOR PERMIT	98	12/20/2016
12/20/2016	ISSUED FOR PERMIT	99	12/20/2016
12/20/2016	ISSUED FOR PERMIT	100	12/20/2016



1 OVERALL FLOOR PLAN, LEVEL 04

LEVEL 01-ROOF SYMBOL LEGEND



PERKINS + WILL

17190 Bernardo Center Drive
San Diego, CA 92128
www.perkinswill.com

PROJECT

9775 TOWNE
CENTRE DRIVE
9775 Towne Centre Drive
San Diego, CA 92121

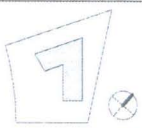
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

ARCHITECT
Labadie Planning + Engineering
1001 Highland Avenue
San Diego, CA 92104
STRUCTURE
Highway Engineering
1001 Highland Avenue
San Diego, CA 92104
MECHANICAL
S&B Design Group
San Diego, CA 92104
ELECTRICAL
S&B Design Group
San Diego, CA 92104
LANDSCAPE ARCHITECT
1500 La Jolla Village Drive
San Diego, CA 92037

SITE DEVELOPMENT
PERMIT
12/20/2016

KEYPLAN



ISSUE CHART

DESIGNED BY	PERKINS + WILL	DATE	12/20/2016
DRAWN BY	PERKINS + WILL	DATE	12/20/2016
CHECKED BY	PERKINS + WILL	DATE	12/20/2016
APPROVED BY	PERKINS + WILL	DATE	12/20/2016
PROJECT NAME	9775 TOWNE CENTRE DRIVE	PROJECT NUMBER	9775-04
PROJECT LOCATION	9775 Towne Centre Drive San Diego, CA 92121	PROJECT SCALE	AS SHOWN
PROJECT OWNER	BMR-APEX LP	PROJECT PHASE	PERMIT
PROJECT ARCHITECT	PERKINS + WILL	PROJECT STATUS	IN PROGRESS
PROJECT ENGINEER	PERKINS + WILL	PROJECT COMMENTS	
PROJECT LANDSCAPE ARCHITECT	PERKINS + WILL	PROJECT NOTES	
PROJECT MECHANICAL ENGINEER	PERKINS + WILL	PROJECT DETAILS	
PROJECT ELECTRICAL ENGINEER	PERKINS + WILL	PROJECT SPECIFICATIONS	
PROJECT STRUCTURAL ENGINEER	PERKINS + WILL	PROJECT MATERIALS	
PROJECT ENVIRONMENTAL ENGINEER	PERKINS + WILL	PROJECT SCHEDULE	
PROJECT HISTORIC PRESERVATION	PERKINS + WILL	PROJECT BUDGET	
PROJECT LEGAL COUNSEL	PERKINS + WILL	PROJECT RISK	
PROJECT FINANCIAL	PERKINS + WILL	PROJECT MARKETING	
PROJECT OPERATIONS	PERKINS + WILL	PROJECT MAINTENANCE	
PROJECT SECURITY	PERKINS + WILL	PROJECT COMPLIANCE	
PROJECT SUSTAINABILITY	PERKINS + WILL	PROJECT INNOVATION	
PROJECT COMMUNITY	PERKINS + WILL	PROJECT PARTNERSHIP	
PROJECT EDUCATION	PERKINS + WILL	PROJECT RESEARCH	
PROJECT ARTS	PERKINS + WILL	PROJECT CULTURE	
PROJECT HEALTH	PERKINS + WILL	PROJECT WELLNESS	
PROJECT LEISURE	PERKINS + WILL	PROJECT RECREATION	
PROJECT TRANSPORTATION	PERKINS + WILL	PROJECT INFRASTRUCTURE	
PROJECT UTILITIES	PERKINS + WILL	PROJECT SERVICES	
PROJECT SPECIALTIES	PERKINS + WILL	PROJECT SUPPORT	
PROJECT OTHER	PERKINS + WILL	PROJECT CONTACT	

PERKINS
+ WILL

1717 Fido Avenue
San Diego, CA 92101
Tel: 619.594.1234
Fax: 619.594.1235
www.perkinswill.com

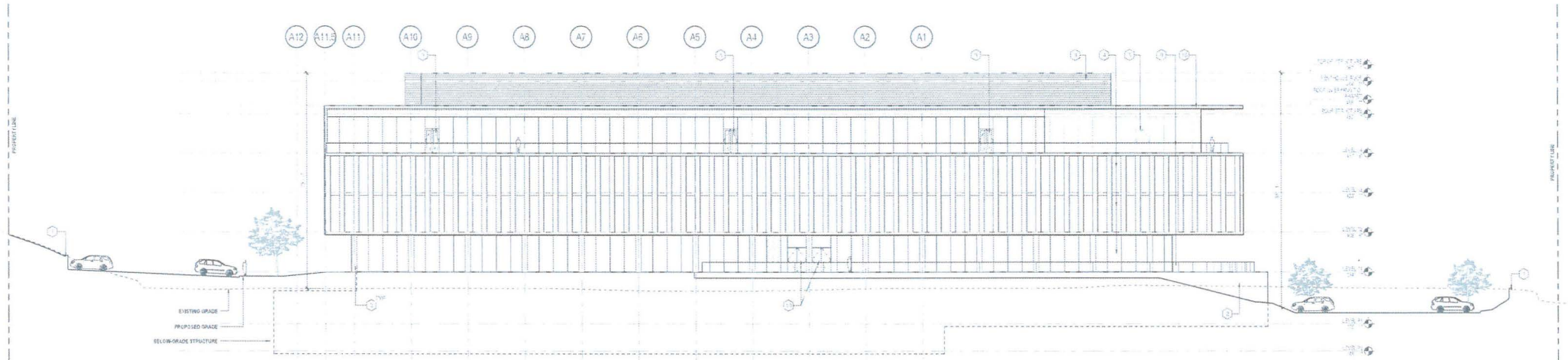
PROJECT

9775 TOWNE
CENTRE DRIVE
9775 Towne Centre Drive
San Diego, CA 92121

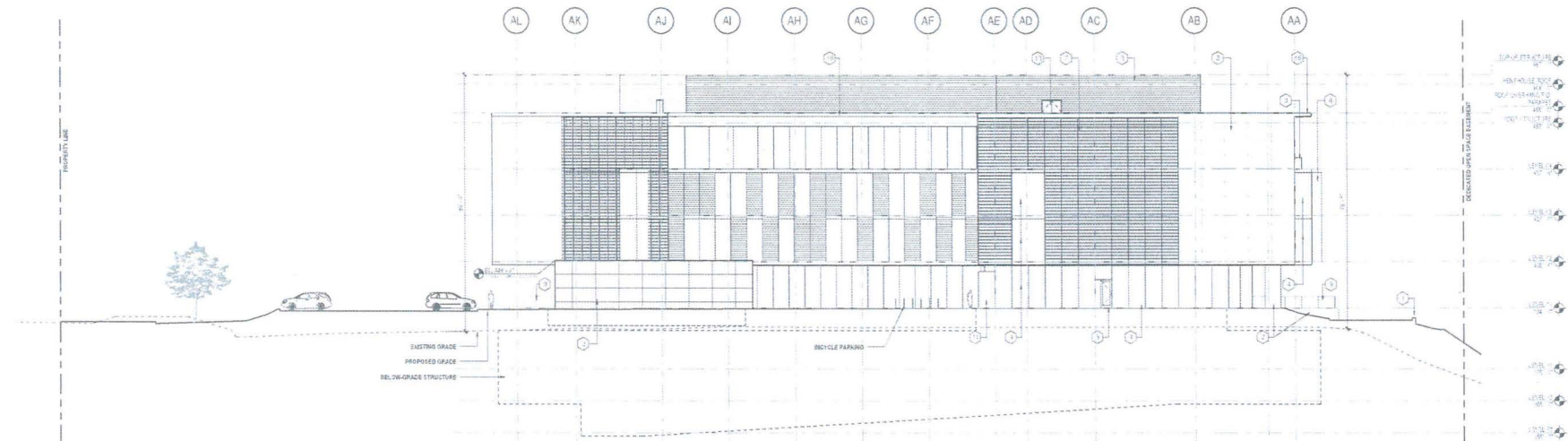
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

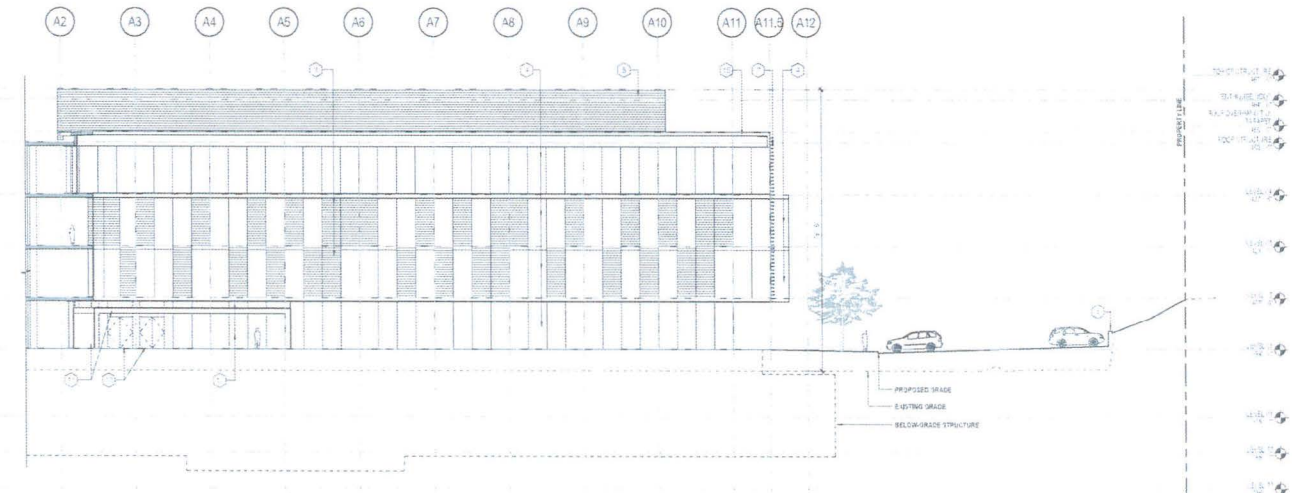
2016
Landscape Planning & Design
1000 Highway 2, Suite 200
San Diego, CA 92111
2017
Landscape Planning & Design
1701 Towne Centre Drive, Suite 200
San Diego, CA 92121
2018
Landscape Planning & Design
1701 Towne Centre Drive, Suite 200
San Diego, CA 92121
2019
Landscape Planning & Design
1701 Towne Centre Drive, Suite 200
San Diego, CA 92121



3 NORTHEAST ELEVATION
1/8" = 1'-0"



2 SOUTHEAST ELEVATION - A
1/8" = 1'-0"



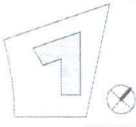
1 SOUTHWEST ELEVATION - A
1/8" = 1'-0"

MATERIAL LEGEND

- 1 WHITE WALL - ARCHITECTURAL CONCRETE
- 2 CAST-IN-PLACE ARCHITECTURAL CONCRETE
- 3 PRECAST ARCHITECTURAL CONCRETE PANEL
- 4 EXPOSED ALUMINUM CURTAINWALL GLAZING SYSTEM
- 5 ALUMINUM GLAZING SYSTEM
- 6 VERTICAL SLAT SHADE - AL 6063 FIN WITH NATURAL COLOR
- 7 HORIZONTAL SLAT SHADE - TERRAZZO
- 8 HYPERBOLIC PAINTED METAL MECHANICAL SCREEN
- 9 STAINLESS STEEL
- 10 MONOLITHIC GLASS SYSTEM GLAZING
- 11 PAINTED ALUMINUM PANEL SYSTEM
- 12 METAL TWO FRAMELESS GLAZING
- 13 METAL CLAD DOORS
- 14 ALUTED METAL GARAGE DOOR
- 15 ROOF OVERHANG
- 16 FULL LOW IRON INSULATED GLAZING WITH SOLARBAN 70
- 17 HALF LOW IRON MONOLITHIC GLAZING

SITE DEVELOPMENT
PERMIT
12/20/2016

KEYPLAN



ISSUE CHART

Copyright © 2016 Perkins+Will

DESIGNED BY: JAMES H. HARRIS, AIA 17190 BERNARDO CENTER DRIVE, SUITE 200 SAN DIEGO, CA 92128 (619) 594-1234	DATE: 12/20/2016 PROJECT: 9775 TOWNE CENTRE DRIVE SHEET: 22 OF 23 PROJECT NAME: 9775 TOWNE CENTRE DRIVE PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE PROJECT CITY: SAN DIEGO, CA 92121 PROJECT STATE: CALIFORNIA PROJECT COUNTRY: UNITED STATES OF AMERICA	DATE: 12/20/2016 PROJECT: 9775 TOWNE CENTRE DRIVE SHEET: 22 OF 23 PROJECT NAME: 9775 TOWNE CENTRE DRIVE PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE PROJECT CITY: SAN DIEGO, CA 92121 PROJECT STATE: CALIFORNIA PROJECT COUNTRY: UNITED STATES OF AMERICA	DATE: 12/20/2016 PROJECT: 9775 TOWNE CENTRE DRIVE SHEET: 22 OF 23 PROJECT NAME: 9775 TOWNE CENTRE DRIVE PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE PROJECT CITY: SAN DIEGO, CA 92121 PROJECT STATE: CALIFORNIA PROJECT COUNTRY: UNITED STATES OF AMERICA
----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PROJECT NAME: 9775 TOWNE CENTRE DRIVE
PROJECT ADDRESS: 9775 TOWNE CENTRE DRIVE
PROJECT CITY: SAN DIEGO, CA 92121
PROJECT STATE: CALIFORNIA
PROJECT COUNTRY: UNITED STATES OF AMERICA

PERKINS
+ WILL

1741 R Street, Suite 100
San Diego, CA 92101
(619) 594-1000
www.perkinswill.com

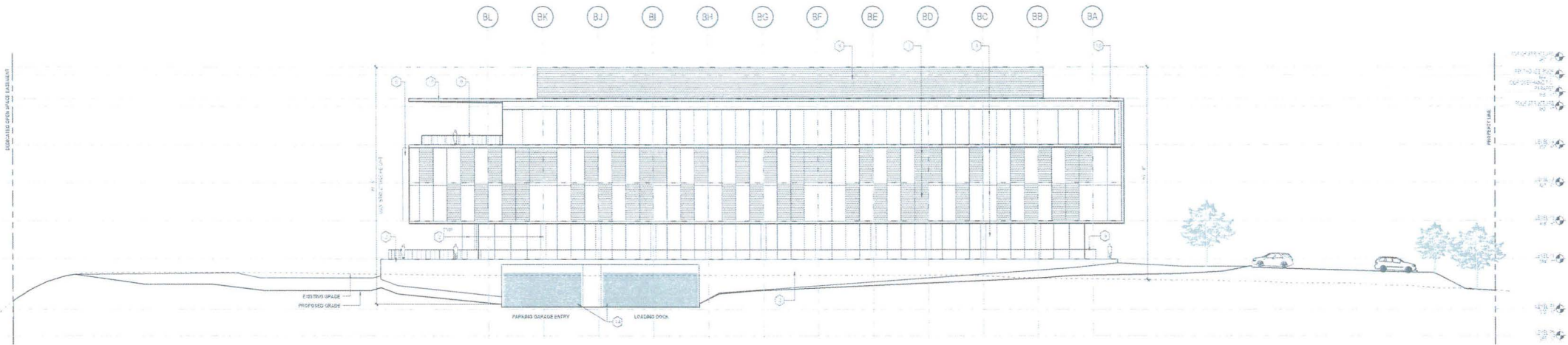
PROJECT

9775 TOWNE
CENTRE DRIVE
9775 Towne Centre Drive
San Diego, CA 92121

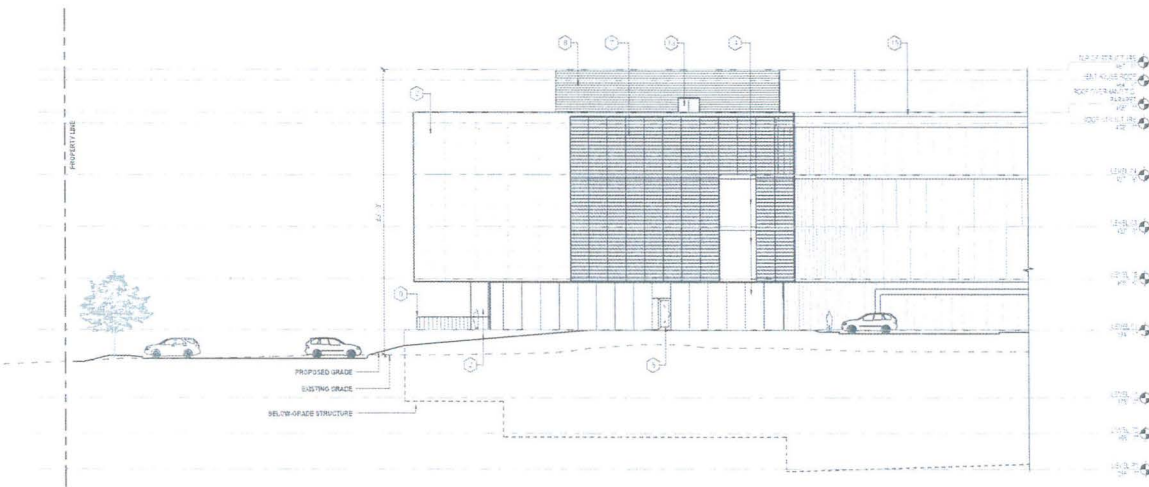
BMR-APEX LP
17190 Bernardo Center Drive
San Diego, CA 92128

CONSULTANTS

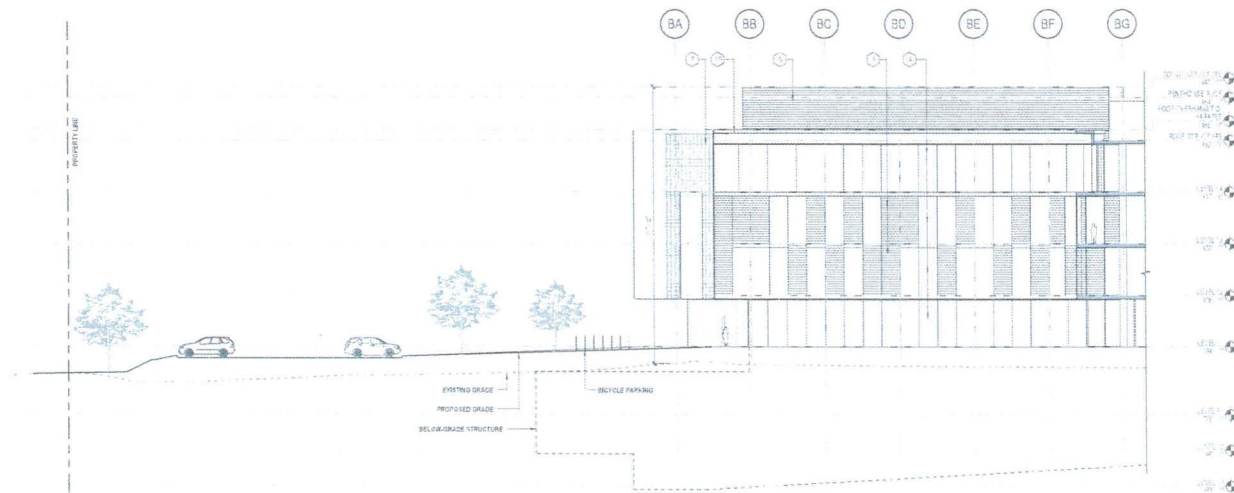
JOHN
Landscape Planning & Design
1000 Camino del Rio South
San Diego, CA 92108
619.594.1000
www.landscapeplanning.com
HillierAssociates
1701 Third Ave., Suite 200
San Diego, CA 92101
619.594.1000
www.hillierassociates.com
SLO
10100 La Jolla Village Drive
San Diego, CA 92121
619.594.1000
www.slo.com
C.B. Landscape Architecture
1501 Camino del Rio South, Suite 200
San Diego, CA 92108



3 WEST ELEVATION
110'0" x 140'



2 SOUTHWEST ELEVATION - B
110'0" x 140'



1 SOUTHEAST ELEVATION - B
110'0" x 140'

MATERIAL LEGEND

- 1 WHITE WALL ARCHITECTURAL CONCRETE
- 2 EXISTING PLACE ARCHITECTURAL CONCRETE
- 3 PRECAST ARCHITECTURAL CONCRETE PANEL
- 4 1-1/2" SLOPED GLASS ALUMINUM CURTAIN WALL GLAZING SYSTEM
- 5 ALUMINUM GLAZING SYSTEM
- 6 VERTICAL SUNSHADE GLASS FIN WITH NATURAL COLOR
- 7 HORIZONTAL SUNSHADE TERRA COTTA
- 8 HYPERBOLIC PAINTED METAL VERTICAL AL SCREEN
- 9 GUARDRAIL
- 10 MONOLITHIC GLAZING ENTRY DOOR
- 11 PAINTED ALUMINUM PANEL SYSTEM
- 12 MONOLITHIC FRAMELESS GLAZING
- 13 METAL GLAZING
- 14 SLITTED METAL VERTICAL DOOR
- 15 ROOF OVERHANG
- 16 GLAZING WITH SOLAR FILM
- 17 GLAZING WITH SOLAR FILM

SITE DEVELOPMENT
PERMIT
12/20/2016

KEYPLAN



ISSUE CHART

Drawn by: J. J. J. J. J.

DESIGNED BY: J. J. J. J. J.
DRAWN BY: J. J. J. J. J.
CHECKED BY: J. J. J. J. J.
APPROVED BY: J. J. J. J. J.

REVISIONS: J. J. J. J. J.
DATE: J. J. J. J. J.
BY: J. J. J. J. J.

PROJECT NAME: J. J. J. J. J.
PROJECT NUMBER: J. J. J. J. J.

DATE: J. J. J. J. J.
BY: J. J. J. J. J.

PROJECT NAME: J. J. J. J. J.
PROJECT NUMBER: J. J. J. J. J.

DATE: J. J. J. J. J.
BY: J. J. J. J. J.

PROJECT NAME: J. J. J. J. J.
PROJECT NUMBER: J. J. J. J. J.

DATE: J. J. J. J. J.
BY: J. J. J. J. J.

PROJECT NAME: J. J. J. J. J.
PROJECT NUMBER: J. J. J. J. J.

DATE: J. J. J. J. J.
BY: J. J. J. J. J.

PROJECT NAME: J. J. J. J. J.
PROJECT NUMBER: J. J. J. J. J.