

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:September 27, 2018REPORT NO. PC-18-062HEARING DATE:October 4, 2018SUBJECT:VIRGINIA AVE PARKING GARAGE, Process Four DecisionPROJECT NUMBER:375960OWNER/APPLICANT:Baja-Mex Insurance Services, Inc., a California Corporation

<u>SUMMARY</u>

<u>Issue</u>: Should the Planning Commission approve an application for the demolition of an existing commercial building and the construction of a five-level parking structure over 13,210 square-feet of retail space on a 0.733-acre site located at 4575 Camino de la Plaza in the San Ysidro Community Plan area?

Staff Recommendations:

- 1. ADOPT Addendum No. 375960 to Program Environmental Impact Report No. 310690/SCH No. 2015111012; and
- 2. APPROVE Coastal Development Permit No. 1325596; and
- 3. APPROVE Planned Development Permit No. 2191992; and
- 4. APPROVE Neighborhood Use Permit No. 1884778.

<u>Community Planning Group Recommendation</u>: On September 15, 2014, the San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the project with no conditions (Attachment 12).

Environmental Review: Addendum No. 375960 to Program Environmental Impact Report (PEIR) No. 310690/SCH No. 2015111012 prepared for the San Ysidro Community Plan Update has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. <u>Fiscal Impact Statement</u>: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

<u>Housing Impact Statement</u>: Project proposes construction of a five-level parking structure over retail space at the ground level. The site is designated and zoned for non-residential use (Regional Commercial with Residential Prohibited); therefore, there is no housing impact.

BACKGROUND

The 0.733-acre project site is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial-Regional) Zone within the urbanized community of the San Ysidro Community Planning area, immediately north of the United States-Mexico International Border. In addition, the project is located within the San Ysidro Commercial District, San Ysidro Discretionary Review Overlay Zone, Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Notification area.

The site is predominantly flat at an elevation 56 feet Above Mean Sea Level (AMSL). Land uses immediately surrounding the site are commercial uses, including the Las Americas Premium Outlets to the west; the retail center The Outlets at the Border to the southwest; a transit center, the federal San Ysidro Land Port of Entry (LPOE) pedestrian crossing to Mexico to the south and southeast; and parking lots to the northeast and east. The public right-of-way improvements and landscaping along Virginia Avenue are being installed as part of the LPOE and the Transit Center development projects.

The project site does not contain Environmentally Sensitive Lands (ESL) areas, nor is it located on or adjacent to Multi-Habitat Planning Area (MHPA) lands. The site is disturbed and does not contain sensitive habitat nor does it support sensitive plant or wildlife species. The site is situated in a neighborhood of similar commercial uses, and currently served by existing public services and utilities.

The project site consists of an existing one-story, 2,400 square-foot building that was constructed in 2001. Since the existing structure is not 45 years old or older, it does not require review as a historical resource. The project site was part of the 57.67-acre International Gateway of the Americas Coastal Development Permit (CDP) No. 40-0338, which was approved by City Council on November 21, 2000 (Attachment 7 and 8). The western portion of the International Gateway of the Americas site is located within both the Coastal Overlay Zone (Non-Appealable Area 2 and Appealable Area). Though this CDP covered the entire development area, the proposed project site is not within the boundaries of the Coastal Overlay Zone and the removal of the site from the permit would not conflict with the Local Coastal Program Land Use Plan. An amendment of the Coastal Zone height restriction (People's Ordinance No. O-10960 (New Series)-Proposition D) was granted by the voter on November 7, 2000, which removed the coastal height restriction over the entire International Gateway of the Americas development site. This action was codified with San Diego Municipal Code (SDMC) <u>Section 132.0505(b)(3)</u>, which allows for building heights of 50 to 150 feet.

The San Ysidro Community Plan and Local Coastal Program Land Use Plan update was approved by the City Council on November 15, 2016 and the Local Coastal Program was certified by the California Coastal Commission on December 13, 2017. This update also rezoned the property from CT-2-3 zone of the San Ysidro Planned District Ordinance to the City-wide zone of CR-1-2. The project application was deemed complete on August 22, 2014, and the proposed development would have

been subject to the previous adopted regulations; however, the Owner/Permittee requested and City staff reviewed the project utilizing the new adopted community plan and the development regulations for the CR-1-2 zone.

DISCUSSION

Project Description:

The project proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of ground level retail space, and approximately 349 parking spaces. The parking structure will have secure parking convenient to the new San Ysidro border pedestrian crossing (LPOE), the proposed Transit Center at the end of Virginia Avenue, and both existing and proposed commercial retail spaces. The parking structure will have a gated entrance with a ticket machine to control access. Facility operations will include a full-time security person, an on-site management office, controlled access, security cameras and lighting to enhance the safety of the surrounding area. "Pay to use" public restrooms will provide a sanitary facility for customers and pedestrians crossing the border. The parking structure will provide secure parking to replace a portion of the parking lost due to recent construction of the LPOE and the Transit Center.

Of the 349 parking spaces proposed, eight are accessible parking spaces (two of which are van accessible), and the project would provide two parking spaces equipped with a cabinet, box, or enclosure to link the spaces with electrical service. One of those spaces is designed to have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging ready for use. In addition, the project would include five spaces for low-emitting, fuel-efficient vehicles and five spaces for carpool/vanpool vehicles, for a total of 10 parking spaces. Three short-term bicycle parking spaces and three long-term bicycle parking spaces are proposed via secure bike lockers, and seven motorcycle spaces.

The project requests a deviation from the 60-foot height limit of the CR-1-2 zone to allow parking structure elements (parapet, façade and elevator shaft) to have heights ranging from approximately 58 to 70 feet (see Deviation Section below). The retail space on the first level of the parking structure is proposed to be covered with a colored plaster and aluminum storefront, with horizontal aluminum sun screens above the windows. The exterior of the parking levels would be screened from Camino De La Plaza and Virginia Avenue with a polyvinyl chloride (PVC) fabric mural and metal screen, and open parking spaces on the roof deck would have horizontal PVC fabric screening on 50-percent of the total parking spaces. Furthermore, the project would have a façade that includes a large international graphic on the west wall of the building, and a monument sign would be located northwest of the parking facility. A landscape plan has been prepared in accordance with the City's Landscape regulations to maintain the continuity with existing landscaping along Camino De La Plaza.

Access to the proposed project site would be via a driveway from Camino De La Plaza. The driveway would allow left turns (westbound to southbound) into the site; however, the driveway would restrict vehicles exiting the site to right turns only via a raised median. Due to the proximity of the driveway to the Virginia Avenue intersection, westbound Camino De La Plaza would be widened and restriped to provide "side-by-side" turn lanes for left turn stacking between the proposed driveway and the Virginia Avenue intersection.

The development of the project requires processing a CDP to amend CDP No. 40-0338 to remove the project site from the permit requirements because the project site is no longer a part of the Las Americas project and the site is not located within the Coastal Overlay Zone. Also proposed are a Planned Development Permit (PDP) to accommodate requested deviations to the development regulations, and a Neighborhood Use Permit (NUP) to allow for off-premise directional signage area.

Community Plan Analysis:

The project site is located within the adopted San Ysidro Community Plan (Community Plan). The Community Plan designates the site as Regional Commercial with Residential Prohibited which is intended to serve "an area beyond the community, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses." The project proposes a mix of uses consisting of an above-grade, multi-level parking structure with retail at the ground floor. The parking structure is an efficient use of land compared to the existing surface lot. Due to its proximity to the international border crossing, the parking structure is intended to serve cross-border traffic. The existing insurance business onsite is intended to occupy one of six retail suites on the ground floor. The development would provide regional serving uses that are compatible with the designated Community Plan land use as well as its location at the international border.

The Community Plan is organized into walkable-multimodal neighborhoods, districts, and villages. The project site is located within the San Ysidro Commercial District and is adjacent to the Port of Entry District at Virginia Avenue. The San Ysidro Commercial District contains a mix of community and regional commercial uses that serve patrons on either side of the international border. The Port of Entry District is largely delineated by the Port of Entry footprint where federal government uses provide for cross-border travel and growing pedestrian needs are to be accommodated. Development is also expected to beautify and enhance this important and highly traveled international gateway and complement the contemporary architecture of the Port of Entry Intermodal Transportation Center. The project site is adjacent to the future Virginia Avenue southbound pedestrian border crossing within the Port of Entry District. The proposed parking and commercial uses as well as contemporary architecture would not detract from existing uses within the San Ysidro Commercial District and would complement the architecture of, and facilitate crossborder travel at, the Port of Entry.

The Community Plan's Urban Design Element describes the community character for San Ysidro and provides goals and policies to guide future private and public development. Goals relevant to this proposal are:

- San Ysidro's operation as a grand gateway, linking Mexico to the United States and the City of San Diego;
- Opportunities for a range of commercial uses to attract tourists and shoppers from the region at large within the Border Village, San Ysidro Commercial, and the Port of Entry Districts.

The Urban Design Element policies applicable to this development would address the following topics: community gateways, appropriate building proportions, ground level pedestrian interest, enhancement of commercial districts, and screening of parking. The project addresses all these

topics in a manner fitting its scope as a commercial parking use.

The Community Plan's urban design concept map identifies the corner of Virginia Avenue and Camino De La Plaza as a primary intersection/activity node and potential gateway opportunity. This would be achieved through use of a combination of community signage and iconic building design, including distinctive architecture, accentuated building corners and frontages (including an increase in the overall building height), public plazas or entry courts that promote pedestrian activity, pedestrian amenities, public art, and landscaped features. The building accentuates its corner location through appropriate use of height, architectural detail and active uses at the ground floor. The parking structure will have a unique facade with a combination of metal mesh and printed fabric screening, including a large international-themed graphic simulating motion. A combination of open and covered entry courts, walkways and landscape features are proposed at the ground level to access the retail spaces and promote pedestrian activity.

The Community Plan intends developments scale building form (i.e., height and massing) to the primary street they front. Camino De La Plaza is the primary fronting street and is relatively wide. The added height and massing of the parking structure is appropriate for Camino De La Plaza. Virginia Avenue is the secondary street and is a narrower width (50 feet). The parcel adjoins a tenfoot-wide non-buildable lot adjacent to Virginia Avenue and the building would be setback an additional 6 ½ feet. The first floor would also be pulled back six feet under the building. These building setbacks would reduce the apparent scale of the building along this street.

Ground level retail spaces are designed to face Virginia Avenue and Camino De La Plaza with walkways and landscaping proposed to accentuate the street. The architectural treatment of the retail level includes a colored plaster and aluminum storefront, with horizontal aluminum sun screens above the windows. The retail storefronts and design detail proposed at ground level are designed to provide façade interest to enhance the commercial district.

The parking levels would be screened from Camino De La Plaza and Virginia Avenue with a PVC fabric mural and metal screen, and all open parking spaces on the roof deck would have horizontal PVC fabric screening over 50-percent of the total parking spaces.

Project-Related Issues:

<u>Signage</u>- The proposed project was originally designed with the entrance on Virginia Avenue; however, during the review with City staff and Metropolitan Transit System staff, it was noted that Virginia Avenue will not operate efficiently with the large volume of traffic that will be using the Transit Center. The location of the entry and exit was redesigned to be along Camino de la Plaza. In order to adequately meet the challenges of having an entrance on Camino de la Plaza, the project is requesting deviations to the Sign Regulations for the maximum amount of allowable wall sign area for both Virginia Avenue and Camino de la Plaza (see Deviation Section below).

However, the approximately 192-square-foot directional sign "The Outlets at The Border" on the west elevation along Virginia Avenue is classified as an "off-premise directional signage" for a business that is not located within the boundaries of the property. This sign requires the approval of a NUP pursuant to SDMC <u>Section 142.1255(j)</u>. The signage is for the property south of the project site, which was impacted by the development of the LPOE to Mexico and the Transit Center at the end of Virginia Avenue. The property to the south was required to provide an Irrevocable Offer to

Dedicate (IOD) of 90 to 102 feet wide x 280 feet long portion of the property along Virginia Avenue. This IOD was a condition for the approval of retail development called "The Outlets at The Border," which was heard by the Planning Commission on July 26, 2012 (<u>Report No. PC-12-074</u>) and approved by the City Council on October 22, 2012, under Project No. 194101. The retail development is set back from Virginia Avenue by approximately 140 feet and the proposed parking structure would prevent visibility of the retail development as seen from Camino De La Plaza and potentially confuse motorists regarding the access route to the retail development. Without directional signage, motorists desiring to reach the retail center might not know to turn left at the Camino de la Plaza and Virginia Avenue intersection, thereby passing through the intersection and creating unnecessary U-turns or congestion in the Las Americas Plaza to the west. The proposed directional sign, combined with other project signage, will provide clear direction to motorists and avoid confusion regarding the access route to be used for the varying uses in the area. Therefore, for all these reasons, staff supports the proposed off-premise directional signage.

<u>Deviations</u>-An applicant may request deviations from the applicable development regulations in accordance with SDMC <u>Section 126.0602(b)(1)</u> pursuant to a PDP decided in accordance with Process Four provided that the findings in SDMC <u>Section 126.0605(a)</u> are made and the deviations result in a more desirable project. The following table is a matrix of the proposed deviations, followed by the justifications for the deviations:

Deviations Summary				
Deviation Description	Deviation from SDMC	Required	Proposed	
Setback	Section 131.0531(b) and	Minimum 10 feet	6.5 feet on east side	
	<u>Table 131-05(D)</u>		and a 5-foot west side	
			setback;	
			3-foot rear-yard	
			setback on south side	
Building Height	Section 131.0531(b) and	Maximum 60 feet	70 feet	
Deviation	<u>Table 131-05(D)</u>			
Ground Floor Height	Section 131.0548	Average of 15 feet	Average 14 feet 8	
		with a minimum of	inches with a	
		13 feet	minimum of 12 feet	
Signage: Virginia Avenue	<u>Section 142.1225 (b)</u>	Maximum 350	Approximately 639	
	and <u>Table 142-12C</u>	square feet	square feet of	
			combined wall sign	
			copy area along	
			Virginia Avenue	
Signage: Camino De La	<u>Section 142.1225 (b)</u>	Maximum 184.5	Approximately 266	
Plaza	and <u>Table 142-12C</u>	square feet	square feet of	
			combined wall sign	
			copy area along	
			Camino De La Plaza	

1. <u>Setback Deviation:</u> deviation to SDMC <u>Section 131.0531(b)</u> and <u>Table 131-05(D)</u> to allow a perimeter setback of 6.5 feet on the east side and a 5-foot west side setback where 10 feet is required for side yards; and a 3-foot rear-yard setback on the south side where 10 feet is required.

Justification- Along the Virginia Avenue frontage the project site adjoins a ten-foot-wide nonbuildable lot adjacent to Virginia Avenue, between the public right-of-way and the subject property, which is reserved as a water and drainage easement to the City of San Diego. This non-buildable easement area effectively provides a minimum 10 foot setback from the public right-of-way. While the project proposes a setback from this lot/property line of 6 ½ feet at the upper parking levels, where 10 feet would be required, the ground floor will sit at 12 feet 9 inches from the property line, exceeding the 10 foot setback requirement and supporting pedestrian activity at the street level. The Community Plan urban design concept map identifies the corner of Virginia Avenue and Camino De La Plaza as a primary intersection/activity node and potential gateway opportunity. The project's proposed ground level retail spaces would face Virginia Avenue and Camino De La Plaza, providing various storefront façades, along with walkways and landscaping, to enhance the pedestrian experience and activity. Through the reduced setbacks of the upper level, and rear and western setbacks, the proposed building will have an increased visible presence at this primary intersection/activity node, supporting the concept of a community gateway and focal point through use of a combination of community signage, public art, and iconic building design, including distinctive architecture, accentuated building corners and frontages, and an increase in the overall building height.

2. <u>Building Height Deviation:</u> deviation to SDMC <u>Section 131.0531(b)</u> and <u>Table 131-05(D)</u> to allow parking structure elements (parapet, façade and elevator shaft) to have heights ranging from approximately 58 to 70 feet, where the CR-1-2 zone limits height to 60 feet. The structural parapet height of the proposed parking structure goes from a height of 58 feet on the south end to a height of 62 feet on the north end. The facade has been extended up to 66.75 feet to coordinate with the required shade canopies on the top deck parking. The top of the elevator shaft is the highest portion of the building extending to 70 feet.

Justification- An increase above the 60 foot height limitation is necessary to incorporate the architectural elements needed to provide the trans-border graphic which will be visible to all people using the new LPOE. Building height was dictated by the need to provide a minimum number of parking spaces and physical conditions of the site, which do not allow for subterranean parking levels. At least two levels of subterranean parking would have been economically feasible and desirable, however existing storm drain pipes crossing the site make this unfeasible. The height deviations are minimal and allow for an elevator to serve all floors, and support the use of architectural features to enhance the project's iconic design. The building accentuates its corner location through appropriate use of height, architectural detail and active uses at the ground floor. The parking structure will have a unique facade with a combination of metal mesh and printed fabric screening, including a large international-themed graphic simulating motion. In addition, the overall height complies with <u>SDMC Section 132.0505(h)</u> since the structure would be within the additional 10-acres that would allow for a maximum of 80 or 150 feet in height, as granted by the November 7, 2000, amendment of the Coastal Zone height restriction (People's Ordinance No. O-10960 (New Series)-Proposition D).

3. <u>Ground Floor Height Deviation</u> to the SDMC <u>Section 131.0548</u> for a ground floor height deviation to allow for an average 14 feet 8 inches with a minimum of 12 feet where the average of 15 feet with a minimum of 13 feet is required.

Justification- The ground floor height requirement was established to assure a minimum

finished floor to ceiling height to allow for the incorporation of high quality design and accommodate the potential for changing commercial uses over time. As the project is primarily a parking structure, with retail accents at street level, there is not a fundamental need to accommodate a large extent of changing commercial uses. The proposed minor ground floor height deviation incorporated into this project will still allow the project to provide ground level retail spaces with architecturally interesting facades facing Virginia Avenue and Camino De La Plaza, as noted in Deviation No. 1 above, to enhance the pedestrian experience, while meeting the purpose and intent of the ground floor height requirements.

4. <u>Signage Deviation</u> to SDMC <u>Section 142.1225 (b)</u> and <u>Table 142-12C</u> to allow approximately 639 square feet of combined wall sign copy area where 350 square feet is allowed along Virginia Avenue (square footage does not include the off-premise directional signage).

Justification- The project is located in a very complex traffic area due to the Transit Center, international border crossing and surrounding retail and commercial uses. The additional signage is appropriate to provide the public with clear information regarding the project, including directional signage for the project and adjacent retail center. The public right-of-way improvements and landscaping along Virginia Avenue are being installed as part of the LPOE to Mexico and the Transit Center development projects. The landscape improvements include a row of canopy tree along Virginia Avenue, and with the first floor being setback 6 feet further than the upper parking levels, limits the visibility of the ground floor tenant space signage from the public right-of-way. Visibility of the tenant signage is essential for a business to prosper; therefore, additional signage areas have been established higher along the façade. In addition, to assist the vehicle traffic flow coming from the east along Camino De La Plaza directional signage to the parking entrance on Camino De La Plaza has been incorporated within the façade along Virginia Avenue.

5. <u>Signage Deviation</u> to SDMC <u>Section 142.1225 (b)</u> and <u>Table 142-12C</u> to allow approximately 266 square feet of combined wall sign copy area where 184.5 square feet is allowed along Camino De La Plaza.

Justification- The additional requested signage will assist safe and orderly vehicle traffic flow along Camino De La Plaza with clear directional signage to the parking entrance on Camino De La Plaza.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot as a primary intersection/activity node and community gateway, while meeting the purpose and intent of the development regulations.

Conclusion:

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted San Ysidro Community Plan, the SDMC, and the General Plan. In addition, the proposed parking structure provides for parking that will replace a portion of the parking lost due to construction of the LPOE and the transit center, and revitalization and re-use of the existing commercial lot as a primary

intersection/activity node and community gateway.

ALTERNATIVES

- ADOPT Addendum No. 375960 to Program Environmental Impact Report No. 310690/SCH No. 2015111012, and APPROVE Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992, with modifications.
- DO NOT ADOPT Addendum No. 375960 to Program Environmental Impact Report No. 310690/SCH No. 2015111012, and DENY Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

FitzGerald Patrici I

Assistant Deputy Director Development Services Department

FITZGERALD/JAP

Tim Daly

Development Project Manager Development Services Department

Attachments:

- 1. Project Location Map
- 2. Aerial Photographs
- 3. Zoning Map
- 4. Community Plan Land Use Map
- 5. Vicinity Photographic Survey Project
- 6. Data Sheet
- 7. Coastal Development Permit (CDP) No. 40-0338
- 8. CDP No. 40-0338 Site Plan
- 9. Draft Permit Resolution with Findings
- 10. Draft Permit with Conditions
- 11. Environmental Resolution
- 12. Community Planning Group Recommendation
- 13. Ownership Disclosure Statement
- 14. Project Plans

Internal Order No. 24004811





Location Map

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza







Aerial Photograph

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza







Aerial Photograph (Enlarged View)

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza







Zoning Map (CR-2-1 Zone)

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza





Community Land Use Map (San Ysidro)

Virginia Ave Parking Garage - Project No. 375960

4575 Camino de la Plaza

North





Photographic Survey Location Map

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza







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<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza

PROJECT DATA SHEET				
PROJECT NAME:	Virginia Ave Parking Garage –Project No. 375960			
PROJECT DESCRIPTION:	Demolition of an existing commercial building and the construction of a five-level parking structure over 13,210 square-feet of retail space.			
COMMUNITY PLAN AREA:	San Ysidro			
DISCRETIONARY ACTIONS:	Coastal Development Permit (CDP) to amend CDP No. 40-0338 to remove the project site from the permit requirements because the project site is no longer a part of the Las Americas project and the site is not located within the Coastal Overlay Zone, a Planned Development Permit (PDP) for deviations to the development regulations, and a Neighborhood Use Permit (NUP) to allow for an off-premise directional signage			
COMMUNITY PLAN LAND USE DESIGNATION:	Regional Commercial			
ZONING INFORMATION:				
ZONE:CR-1-2HEIGHT LIMIT:60LOT SIZE:15,000 square foot minimumCOVERAGE RATIO:NAFLOOR AREA RATIO:1.00 maximumFRONT SETBACK:10 feetSIDE SETBACK:10 feetSTREETSIDE SETBACK:NAREAR SETBACK:10 feetPARKING:66 spaces				
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Commercial Retail, CR-1-2	Retail Center		
SOUTH:	Commercial Retail, CR-1-2	Retail Center, Land Port of Entry to Mexico and the Transit Center		
EAST:	Commercial Retail, CR-1-2	Parking and the Transit Center		
WEST:	Commercial Retail, CR-1-2	Retail Center		
DEVIATIONS	Deviations to Setbacks (Side and Rear), Building Height, Ground Floor Height, and Signage.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 15, 2014, the San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the project with no conditions.			

ATTACHMENT 7 DOC * 2001-0258672

APR 26, 2001 10:50 AM

OFFICIAL RECORDS

SAN DIEGO COUNTY RECORDER'S OFFICE

GREGORY J. SHITH, COUNTY RECORDER

FEES:

RECORDING REQUESTED BY 792 CITY OF SAN DIEGO PLANNING AND DEVELOPMENT REVIEW PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO CITY CLERK MAIL STATION 2A 4792



ORIGINAL

83.00

SPACE ABOVE THIS LI

COASTAL DEVELOPMENT PERMIT/ SITE DEVELOPMENT PERMIT NO. 40-0338 (MMRP)

INTERNATIONAL GATEWAY OF THE AMERICAS

CITY COUNCIL

This Coastal Development Permit/Site Development Permit [CDP/SDP] is granted by the Council of the City of San Diego to International Gateway Associates, LLC, an affiliate of LandGrant Development, and Border Prospects LLC, Owner/Permittee, pursuant to the San Diego Municipal Code [SDMC]. The 57.67 acre site is located south of Camino De La Plaza, west of Virginia Avenue, and north of the Tia Juana River in the Coastal Zone, the Coastal Height Limit Zone, the CT 2-3 Zone, and the commercial zone of the San Ysidro Planned Development District within the San Ysidro Community Plan. The project site is legally described as those portions of the east half of the east half of Lot 1 of Section 2, Township 19 South, Range 2 West, SBM, plus the west half of the west half of Lot 4 of Section 1, Township 19 South, Range 2 West, SBM, plus Lot A of Map 13372, plus Parcel 1 of P.M. 11307, plus Lot 2 of P.M. 8940, plus all of blocks 11 to 14, plus portions of blocks 15 and 16 south of Camino de la Plaza, and portions of blocks 25 to 30 and lots 9, 10 and 11 of Map 562-refiled north of the Flood Control Channel described in Orders of Condemnation File 79-363927 O.R. 8-29-79, File 79-527564 O.R. and File 79-527565 O.R., and the north half of Tia Juana Street between the center of Virginia Avenue and Camiones Way as shown on Record of Survey 14733.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to demolish approximately 18,425 square feet of commercial and residential developments and construct 654,830 square feet of commercial development consisting of retail and restaurants described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated November 21, 2000, on file in the Office of the Development Services Department. The facility shall include:

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- a. The demolition of approximately 2,800 square feet of a residential dwelling and six commercial buildings of approximately 15,625 square feet; and -
- b. The construction of a 654,830 square foot commercial development consisting of 613,689 square feet of retail and 41,141 square-feet of restaurants; and
- c. Landscaping (planting, irrigation and landscape related improvements); and

d. Off-street parking facilities; and

e. Project specific sign plan; and

f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the San Diego Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

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5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

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

7. This Permit shall become effective after the adoption of the Local Coastal Program Land Use Plan Amendment by the Coastal Commission.

8. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department. No changes, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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" conditions(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.

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ENGINEERING REQUIREMENTS:

11. This Site Development Permit/Coastal Development Permit shall conform to Tentative Map No. 40-0338 and all requirements and conditions listed therein.

ENVIRONMENTAL:

12. The applicant shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Environmental Impact Report for the San Ysidro Redevelopment Project, previously certified by the Council of the City of San Diego (Resolution No. R-287149), and the Mitigated Negative Declaration for the International Gateway of the Americas Project Disposition and Development Agreement, previously certified by the Council of the City of San Diego (Resolution No. R-290105), satisfactory to the City Manager and the City Engineer. Prior to issuance of grading or building permits, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas where applicable: Noise and Vibration, Traffic/Circulation, Air Quality, Displacement Impacts, Utilities, Geology/Soils, Water Resources, Human Health and Public Safety, Aesthetic, and Paleontological Resources.

PLANNING/DESIGN REQUIREMENTS:

13. The Sign Plan for the International Gateway of the Americas shall be recorded in the office of the County Recorder, and become a part of Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department. All future signs or proposed changes to the approved sign plan will be reviewed by the Planning Director for compliance with its conditions. Where a specific condition is not addressed in the sign plan, City-wide sign regulations shall apply. No off-premise signs will be permitted, and signs may not be located on non-contiguous Parcel 17.

14. Hydroseed mix is to be applied to the remainder parcel as described in Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department.

15. The design of the pad buildings along Camino de la Plaza, indicated as buildings AA, A, E, F, J, K, N and O on the site plan, shall be consistent with the Building Design Guidelines, dated June 6, 2000, and Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department. Associated signage will be consistent with the comprehensive sign plan, also a part of Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department.

16. The remainder parcel shall be fenced until development begins; at that time it may be replaced with a temporary construction fence. If the fence is over 6 feet 0 inches in height a building permit is required, and the fence must observe all required setbacks. Fence is to be maintained in good repair at all times.

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17. Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Grant and Reservation of Rights and Easements for the International Gateway of the Americas shall be recorded in the office of the County Recorder, and become a part of Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department. All future development will be reviewed by the City Manager for compliance with its conditions.

18. No fewer than 2,552 (within 10 percent of the 2,835 parking spaces shown on Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department. Parking spaces shall comply at all times with the San Diego Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

19. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

20. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

21. A topographical survey conforming to the provisions of SDMC section 101.0216 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

22. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

24. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

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25. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than 6 feet in height; and, provided further, merchandise, material or equipment shall not be stored higher than any adjacent wall.

26. All mechanical equipment erected, constructed, or enlarged on the roof of any building on the site, and visible from any public right-of-way or public vantage point (public plaza or public bridge) shall be contained within a completely enclosed architecturally integrated structure. The top and sides of the enclosing structure may include grillwork, louvers, and latticework.

27. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC section 101.2001) to the satisfaction f the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department.

GEOLOGY:

28. The geologic consultant will be required to evaluate faulting during site development, including examination of all cuts in natural materials.

WATER:

29. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of certain portions of water facilities identified in accepted studies, necessary to provide service to this development in a manner satisfactory to the Water Department Director and the City Engineer.

30. The developer shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer.

31. The developer agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water and Sewer Design Guides.

32. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in this area. If facilities have not been constructed when required for this development, then the construction of certain portions of these

- Page 6 of 13-
previously approved water facilities, as required by the City Engineer and the Water Department Director, will become off-site improvements required for this development.

SEWER:

33. Prior to the submittal of any public improvement drawings or issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of certain sewer facilities, necessary to provide sewer service to this development in a manner satisfactory to the Metropolitan Wastewater Department Director.

34. The subdivider agrees to design all public sewer facilities in accordance with the established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or redesigned.

35. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each unit will have its own sewer service, or provide CC&Rs for the operation and maintenance of private sewer facilities that serve more than one ownership.

LANDSCAPE REQUIREMENTS:

36. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 21, 2000, on file in the Office of the Development Services Department. No change, modification or alteration shall be made unless appropriate application or amendment of this Permit shall have been granted.

37. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

38. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

39. In the event that a foundation only permit is requested by the Permittee, or subsequent owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated November 21, 2000, on file in the

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Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as landscaping area.

40. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 21, 2000, on file in the Office of the Development Services Department.

41. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall identify a station point for each street tree location. Each street tree location must take into account 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. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy, for a specific building permit. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 21, 2000, on file in the Office of the Development Services Department.

42. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation and hydroseeding of all disturbed land including irrigation shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to Permit No. 40-0338 (including Environmental conditions) and Exhibit "A," dated November 21, 2000, on file in the Office of the Development Services Department.

43. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee, or subsequent owner, to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees. The street trees have been used to satisfy a portion of the vehicle use area requirements and may not be removed without a substantial conformance review by the Office of the Development Services Department.

44. The Permittee, or subsequent owner, shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards unless long-term maintenance of street trees, right-of-way and median landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

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TRANSPORTATION

45. The parking spaces on the project site shall be used for International Gateway of the Americas patrons only and shall not be leased to other responsible parties.

46. Camino De La Plaza between the western edge of the project and Virginia Avenue is classified as a 4-lane collector roadway. Prior to the issuance of the first building permit, applicant shall dedicate 46 feet of right-of-way and shall assure, by permit and bond, the construction of 36 feet of pavement, curb, gutter and a 5-foot wide sidewalk within a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

47. Camino De La Plaza between Virginia Avenue and Camiones Way is classified as a 4-lane major roadway. Prior to the issuance of the first building permit, applicant shall dedicate 49 feet of right-of-way and shall assure, by permit and bond, the construction of 36 feet of pavement, curb, gutter and a 5-foot wide sidewalk within a 13-foot curb-to-property-line distance, satisfactory to the City Engineer.

48. Virginia Avenue between Camino De La Plaza and the southern edge of Lot 17 is classified as a 2-lane collector roadway. Prior to the issuance of the first building permit, applicant shall dedicate 70 feet of right of way and shall assure, by permit and bond, the construction of 50 feet of pavement, curb, gutter and a 5-foot wide sidewalk within a 10-foot curb-to-property-line distance on both sides of the street, satisfactory to the City Engineer.

49. Virginia Avenue between the southern edge of Lot 17 and the southern edge of Lot 16 is classified as a 2-lane collector roadway. Prior to the issuance of the first building permit, applicant shall dedicate 35 feet of right of way and shall assure, by permit and bond, the construction of 25 feet of pavement, curb, gutter and a 5-foot wide sidewalk within a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

50. Prior to the issuance of the first building permit, applicant shall assure, by permit and bond, the construction of traffic signal at the following intersections, satisfactory to the City Engineer.

* West San Ysidro Boulevard / Interstate 5 northbound ramps (N)

* Dairy Mart Road / Interstate 5 southbound ramps

* Camino De La Plaza / Willow Road / Project driveway

* Camino De La Plaza / Driveway 5 (Via National)

51. Prior to the issuance of the first building permit, applicant shall assure, by permit and bond, the modification of the traffic signal and improve the intersection of Camino De La Plaza / Interstate 5 southbound ramps to provide one left turn lane, one through lane, one right turn lane for all approaches, satisfactory to the City Engineer.

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52. Prior to the issuance of the first building permit, applicant shall, in addition to construction of a traffic signal, assure by permit and bond the improvement of the intersection of Camino De La Plaza / Willow Road / Project driveway to provide the following, satisfactory to the City Engineer:

* One shared through/right lane, one through lane and one left turn lane for eastbound and westbound traffic.

* One shared through/right lane and one left turn lane for northbound and southbound traffic.

53. Prior to the issuance of the first building permit, applicant shall pay 61.6 percent of the cost for the future traffic signal modification and construction of a second southbound left turn pocket at the intersection of Camino De La Plaza / Willow Road, satisfactory to the City Engineer. This will result in two left turn lanes and one shared through/right turn lane for southbound traffic. (In accordance with the Second Implementation Agreement between Subdivider and the Redevelopment Agency of the City of San Diego [Agency], authorized by Agency Resolution No. R-03272, and the Cooperation Agreement between the City of San Diego and the Agency, authorized by City Council Resolution No. R-294278 and Agency Resolution No. R-03273, the Agency will perform this condition.)

54. Prior to the issuance of the first building permit, applicant shall pay 46.6 percent of the cost for the traffic signal modification and construction of a second southbound (I-5 SB off-ramp) right turn lane at the intersection of Camino De La Plaza / Interstate 5 southbound ramps, satisfactory to the City Engineer. This will result in one left turn lane, one through lane and two right turn lanes for southbound traffic. (In accordance with the Second Implementation Agreement between Subdivider and the Redevelopment Agency of the City of San Diego [Agency], authorized by Agency Resolution No. R-03272, and the Cooperation Agreement between the City of San Diego and the Agency, authorized by City Council Resolution No. R-03273, the Agency will perform this condition.)

55. Prior to the issuance of the first building permit, applicant shall pay 65 percent of the cost for the traffic signal modification and construction of one exclusive eastbound (I-5 SB off-ramp) left turn lane at the intersection of Dairy Mart Road / Interstate 5 southbound ramps, satisfactory to the City Engineer. This will result in one left turn lane, one shared through/left lane and right turn lane for eastbound traffic. (In accordance with the Second Implementation Agreement between Subdivider and the Redevelopment Agency of the City of San Diego [Agency], authorized by Agency Resolution No. R-03272, and the Cooperation Agreement between the City of San Diego and the Agency, authorized by City Council Resolution No. R-294278 and Agency Resolution No. R-03273, the Agency will perform this condition.)

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56. Prior to the issuance of the first building permit, applicant shall pay 50.2 percent of the cost for the traffic signal modification and re-striping to provide one left turn lane, one shared through/right turn lane and one right-turn-lane for northbound traffic at the intersection of San Ysidro Boulevard / Beyer Boulevard, satisfactory to the City Engineer. (In accordance with the Second Implementation Agreement between Subdivider and the Redevelopment Agency of the City of San Diego [Agency], authorized by Agency Resolution No. R-03272, and the Cooperation Agreement between the City of San Diego and the Agency, authorized by City Council Resolution No. R-294278 and Agency Resolution No. R-03273, the Agency will perform this condition.)

57. Prior to the issuance of the first building permit, all unsignalized project driveways on Camino De La Plaza east of Willow Road shall be designed and signed for right turn egress only (no left turn out allowed), satisfactory to the City Engineer.

58. Dairy Mart Road between Interstate 5 southbound ramps and Camino De La Plaza is classified as a 4-lane collector roadway. Prior to the issuance of the first building permit exceeding 407,000 square feet, applicant shall assure, by permit and bond, the construction of 68 feet of pavement and AC berm on both sides of the roadway within the existing 80-foot right-of-way, satisfactory to the City Engineer.

59. Prior to the issuance of the first building permit exceeding 407,000 square feet, applicant shall assure, by permit and bond, the construction of a traffic signal at the following intersection, satisfactory to the city Engineer.

* Camino De La Plaza / Driveway 1 (Tia Juana Street)

60. Prior to the issuance of the first building permit, applicant shall provide shared access and a shared parking agreement, satisfactory to the City Engineer.

61. Subdivider/developer shall re-evaluate the function of all unsignalized project driveways on Camino De La Plaza five years after issuance of the last certificate of occupancy on the project. If this study, satisfactory to the City Traffic Engineer, shows a need for further turn restrictions, subdivider/developer shall install appropriate channelization at that time.

62. Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 769830, filed January 30, 1997) and the amendment to Council Policy 200-18 approved by City Council on January 10, 2000.

63. The location of the gate on Driveway 1 (Tia Juana Street) should be 280 feet from the back of the sidewalk on Camino De La Plaza.

- Page 11 of 13-

64. The location of the gate on Driveway 2 (Sipes Drive) should be 175 feet from the back of the sidewalk on Camino De La Plaza.

65. The location of the gate on Driveway 3 (Willow Road) should be 290 feet from the back of the sidewalk on Camino De La Plaza.

66. The location of the gate on Driveway 4 (Via New York) should be 115 feet from the back of the sidewalk on Camino De La Plaza.

67. The location of the gate on Driveway 5 (Via National) should be 300 feet from the back of the sidewalk on Camino De La Plaza.

68. The location of the gate on Driveway 6 (Paseo Louisiana) should be 90 feet from the back of the sidewalk on Camino De La Plaza.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit may protest the imposition within ninety days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the Council of the City of San Diego on November 21, 2000, by Resolution No. R-294284.

02/08/01

L. LANZAFAMResos Reso 2001 R-294284_IntlGate_permit.wpd

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AUTHENTICATED BY THE CITY MANAGER

By

Stephen M. Haase Assistant Director Development Services for the City Manager

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

International Gateway Associates, LLC, an affiliate of LandGrant Development Owner/Permittee SEE ATTACHED PAGE By_ Border Prospects, LLC Owner/Permittee By_

ORIGINAL

NOTE: Notary acknowledgments must be attached per Civil Code section 1180 et seq. 2801 LALANZAFAMResosiReso2001/R-294284_Int/Gate_permit.wpd

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State of California)				
County of SAN DIE50	> ss.				
)				
1001 20 2001 ···	ALLE DA ILLE INTON A PLUS				
On <u>ATKIL W, 2001</u> , before me, <u>F</u>	HILLIP D. HILL, NOTARY PUBLIC, Name and Title of Officer (e.g., Jane Doe, Notary Public)				
personally appeared					
personally appeared	Name(s) of Signer(s)				
	Personally known to me				
8 *	proved to me on the basis of satisfactory				
PHILLIP D. HILL	evidence				
Commission #1273018	· · · · · · · · · · · · · · · · · · ·				
S Astronomy Public - California S	to be the person(s) whose name(s) is/are				
Son Diego County My Comm. Bipires Aug 6, 2004	subscribed to the within instrument and acknowledged to me that helshelthey executed				
Myconsicopading	the same in his/ber/their authorized				
	capacity(ies), and that by his/her/their				
	signature(s) on the instrument the person(s), or				
	the entity upon behalf of which the person(s)				
¥	acted, executed the instrument.				
	WITNESS my hand and official seal/				
	Shillip R. Aul				
Place Notary Seal Above	Signature of Notary Public				
OP	TIONAL				
	v, it may prove valuable to persons relying on the document d reattachment of this form to another document.				
Description of Attached Document	INTERNATIONAL GATEWI				
Title or Type of Document: CDP/SITE DEVELS	Ament PERMIT 40-0338 OF THE AMERICAS				
· /					
Document Date:	Number of Pages:				
Signer(s) Other Than Named Above:					
Capacity(ies) Claimed by Signer	- -				
Signer's Name:	RIGHT THUMBPRINT				
Individual	OF SIGNER Top of thumb here				
Corporate Officer — Title(s):					
Partner — Limited General					
Attorney in Fact	855				
Trustee Guardian or Conservator					
F					
Signer Is Representing:					

Coastal Development Permit/Site Development Permit #40-0338

INTERNATIONAL GATEWAY ASSOCIATES, LLC, a Delaware limited liability company

BY: GATEWAY RETAIL GROUP, LLC, a California limited liability company, as managing member

A. Budingon By: unchs

Title: Vice President, Development

By:

Title: Executive Vice President

4807

STATE OF CALIFORNIA)) ss. COUNTY OF SAN DIEGO) On APRIL 14 2001, before me, LINDA A. WATTS, Notary Public, personally appeared Chris Smith and: Duncan A. Budinger ,proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. LINDA A. WATTS (Signature of Notary Public) Commission # 1171588 Notary Public - California My commission expires: 1/30/02 San Diego County My commission #1171588 My Comm. Expires Jan 30, 2002 OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Constral Development Permit/Site Development Permit No 40-0338 (MMEP) Title or Type of Document: International Gateway of the A CityCouncil Document Date: 11-21-00 Number of Pages: 13+ EXHIBI Signer(s) Other Than Named Above: Capacity (ies) Claimed by Signer Signer's Name: Individual Attorney in Fact Trustee Other:

4808

International Gateway of the Americas Coastal Development Permit No. 40-0338

BORDER PROSPECTS, LLC, a Delaware limited liability company,

- By: JER IG II, LLC, a Delaware limited liability company its sole member
 - By: JER International Gateway Partners II, LLC, a Delaware limited liability company Member
 - By: JER Real Estate Partners II, L.P., Member

By: JER Real Estate Advisors II, L.P., a Delaware limited partnership its general partner

> By: JER Real Estate Advisors II, Inc., a Delaware corporation its general partner

By: Name: Barbàra Bowman

Title: Vice President

By:

JER International Gateway Qualified Partners II, LLC, a Delaware limited liability company member

- By: JER Real Estate Qualified Partners II, L.P., a Delaware limited partnership member
 - By: JER Real Estate Advisors II, L.P., a Delaware limited partnership its general partner
 - By: JER Real Estate Advisors II, Inc., a Delaware corporation its general partner

Bv:

Name: Barbara Bowman Title: Vice President

By: JER International Gateway Partners II-A, LLC a Delaware limited liability company member

International Gateway of the Americas Coastal Development Permit No. 40-0338

1

By: JER Real Estate Partners II-A, L.P., a Delaware limited partnership member

> By: JER Real Estate Advisors II, L.P., a Delaware limited partnership its general partner

> > By: JER Real Estate Advisors II, Inc., a Delaware corporation its general partner

By:

Namé: Bárbara Bowman Title: Vice President

4810

STATE OF CALIFORNIA)) ss. COUNTY OF SAN DIEGO)

On <u>April 17</u>, 2001, before me, LINDA A. WATTS, Notary Public, personally appeared <u>Barbara Bowman</u>, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



(Signature of Notary Public) My commission expires: 1/30/02 My commission #1171588

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title or Type of Document: Coustal Development Permit/Site Development Permit No. 45-0338 (MMRP) International Gateway of the Americas Citi Document Date: 11-21-00 Number of Pages: 13+EXH Council

Signer(s) Other Than Named Above:

Capacity (ies) Claimed by Signer

Signer's Name: Individual Corporate Officer - Title: Partner - Limited General Attorney in Fact Trustee Guardian or Conservator Other:





Exhibit A of CDP No. 40-0338-Page 1

<u>Virginia Ave Parking Garage - Project No. 375960</u> 4575 Camino de la Plaza North

PLANNING COMMISSION RESOLUTION NO. _____ COASTAL DEVELOPMENT PERMIT NO. 1325596 NEIGHBORHOOD USE PERMIT NO. 1884778 PLANNED DEVELOPMENT PERMIT NO. 2191992 VIRGINIA AVE PARKING GARAGE - PROJECT NO. 375960 AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 40-0338

WHEREAS, BAJA-MEX INSURANCE SERVICES, Inc., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing commercial building and the construction of a five-level parking structure over 13,210 square feet of retail space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1325596, 1884778) and 2191992 on a 0.733-acre site; and

WHEREAS, the project site is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial-Regional) zone within the urbanized community of the San Ysidro Community Planning area, immediately north of the United States-Mexico International Border. In addition, the project is located in the San Ysidro Community Plan, San Ysidro Commercial District, San Ysidro Discretionary Review Overlay Zone, Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Notification area; and

WHEREAS, the project site is legally described as Lot 16 of International Gateway of the Americas Phase IA, in the City of San Diego, County of San Diego, State of California, as shown on the Map No. 14259, thereof recorded as File No. 2001-0581338 in the official records of the San Diego County Recorder on August 15, 2001; and

WHEREAS, on October 4, 2018, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings dated October 4, 2018.

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. <u>Findings for all Coastal Development Permits:</u>

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The 0.733-acre project site is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial-Regional) Zone within the urbanized community of the San Ysidro Community Planning area, immediately north of the United States-Mexico International Border. The project site was part of the 57.67-acre International Gateway of the Americas development's Coastal Development Permit (CDP) No. 40-0338, which was approved by City Council on November 21, 2000. Though this CDP covered the entire development area, the proposed project site is located on the eastern boarder of the development and is not located within the boundaries of the Coastal Overlay Zone. This amendment of CDP No. 40-0338 will remove the project site property from CDP No. 40-0338.

The project proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces. The site is predominantly flat at an elevation of 56 feet Above Mean Sea Level (AMSL). Land uses immediately surrounding the site are commercial uses, including the Las Americas Premium Outlets to the west; the Outlets at the Border to the southwest; a transit center, and the Land Port of Entry from Mexico to the south and southeast; and parking lots to the northeast and east. The project site is located approximately 5.14-miles from the Pacific Ocean.

The project site is not within the Coastal Overlay Zone and does not contain and will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan. Therefore, the development has been designed to meet the development regulations of the underlying zone with approval of the deviations through a Planned Development Permit, and will enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The 0.733-acre project site does not contain Environmentally Sensitive Lands (ESL) areas, nor is it located on or adjacent to Multi-Habitat Planning Area (MHPA) lands. The site is disturbed and does not contain sensitive habitat nor does it support sensitive plant or wildlife species.

Addendum No. 375960 to Program Environmental Impact Report (PEIR) No. 310690/SCH No. 2015111012 prepared for the San Ysidro Community Plan Update has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. Therefore, for these reasons, the proposed coastal development would not adversely affect ESL.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.733-acre project site is located at 4575 Camino de la Plaza and the site was part of the 57.67-acre International Gateway of the Americas CDP No. 40-0338, which was approved by City Council on November 21, 2000. Though this CDP covered the entire development area, the proposed project site is located on the eastern border of the development and is not located within the boundaries of the Coastal Overlay Zone. The amendment of CDP No. 40-0338 will remove the project site from CDP No. 40-0338.

The project proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces. The project has been designed in conformance with the San Ysidro Community Plan and Local Coastal Program Land Use Plan update that was approved by the City Council on November 15, 2016 and the Local Coastal Program that was certified by the California Coastal Commission on December 13, 2017. The parking structure would be approximately 70 feet in height and the maximum permitted height is 60 feet within the CR-1-2 zone; however, the project requests a deviation from this height limit. With the deviation, the overall height complies with SDMC Section 132.0505(h) since the structure would be within the additional fiveacres that would allow for a maximum eighty feet in height, as granted by the November 7, 2000, amendment of the Coastal Zone height restriction (People's Ordinance No. O-10960 (New Series)-Proposition D). Therefore, for these reasons, the development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.733-acre project site is located at 4575 Camino de la Plaza and was part of the 57.67-acre International Gateway of the Americas CDP No. 40-0338, which was approved by City Council on November 21, 2000. Though this CDP covered the entire development area, the proposed project site is located on the eastern boarder of the development and is not located within the boundaries of the Coastal Zone. The amendment of CDP No. 40-0338 will remove the project site from CDP No. 40-0338. Therefore, the proposed development does not have to comply with the public access and recreation policies of Chapter 3 of the California Coastal Act since the site is not located within the Coastal Overlay Zone.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0604]

1. Findings for all Planned Development Permits SDMC Section 126.0604(a):

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

The 0.733-acre project site is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial-Regional) Zone within the urbanized community of the San Ysidro Community Planning area, immediately north of the United States-Mexico International Border. The project proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces.

The community plan designates the site as Regional Commercial, with Residential Prohibited, which is intended to serve "an area beyond the community, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses." The project proposes a mix of uses consisting of an above-grade, multi-level parking structure with retail at the ground floor. The parking structure is an efficient use of land compared to the existing surface lot. Due to its proximity to the international border crossing, the parking structure is intended to serve cross-border traffic. The existing Mexican insurance business onsite is intended to occupy one of six retail suites on the ground floor. The development would provide regional serving uses that are compatible with community plan land use as well as its location at the international border.

The San Ysidro Community Plan is organized into walkable-multimodal neighborhoods, districts, and villages. The project site is located within the San Ysidro Commercial District and is adjacent to the Port of Entry District at Virginia Avenue. The San Ysidro Commercial District contains a mix of community and regional commercial uses that serve patrons on either side of the international border. The Port of Entry District is largely delineated by the Port of Entry footprint where federal government uses provide for cross-border travel and growing pedestrian needs are to be accommodated. Development is also expected to beautify and enhance this important and highly traveled international gateway and complement the contemporary architecture of the Port of Entry Intermodal Transportation Center. The project site is adjacent to the future Virginia Avenue southbound pedestrian border crossing within the Port of Entry District. The proposed parking and commercial uses as well as contemporary architecture would not detract from existing uses within the San Ysidro Commercial District and would complement the architecture of, and facilitate cross-border travel at, the Port of Entry.

Community Plan Urban Design Element policies applicable to this development would address the following topics: community gateways, appropriate building

proportions, ground level pedestrian interest, enhancement of commercial districts, and screening of parking. The project addresses all these topics in a manner fitting its scope as a commercial parking use. The plan's urban design concept map identifies the corner of Virginia Avenue and Camino De La Plaza as a primary intersection/activity node and potential gateway opportunity. This would be achieved through use of a combination of community signage and iconic building design, including distinctive architecture, accentuated building corners and frontages (including an increase in the overall building height), public plazas or entry courts that promote pedestrian activity, pedestrian amenities, public art, and landscaped features. The building accentuates its corner location through appropriate use of height, architectural detail and active uses at the ground floor. The parking structure will have a unique facade with a combination of metal mesh and printed fabric screening, including a large international-themed graphic simulating motion. A combination of open and covered entry courts, walkways and landscape features are proposed at the ground level to access the retail spaces and promote pedestrian activity.

The plan intends for developments to scale building form (i.e., height and massing) to the primary street they front. Camino De La Plaza is the primary fronting street and is relatively wide. The added height and massing of the parking structure is appropriate for Camino De La Plaza. Virginia Avenue is the secondary street and is a narrower width (50 feet). The parcel adjoins a ten-foot-wide non-buildable lot adjacent to Virginia Avenue and the building would be setback an additional 6 ½ feet. The first floor would also be pulled back six feet under the building. These building setbacks would reduce the apparent scale of the building along this street.

Ground level retail spaces would face Virginia Avenue and Camino De La Plaza and walkways and landscaping would accentuate the street. The retail level would be covered with a colored plaster and aluminum storefront, and horizontal aluminum sun screens above the windows. The extent of retail storefronts and design detail proposed at ground level would provide façade interest that enhances the commercial district. The parking levels would be screened from Camino De La Plaza and Virginia Avenue with a polyvinyl chloride (PVC) fabric mural and metal screen, and all open parking spaces on the roof deck would have horizontal PVC fabric screening over 50-percent of the total parking spaces. Therefore, for these reasons, the development would 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 proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces. The parking structure will have secure parking convenient to the new border pedestrian crossing (Mexico Land Port of Entry [LPOE]), the proposed Transit Center at the end of Virginia Avenue, and both existing and proposed commercial retail spaces. The parking structure will have a gated entrance with a

ticket machine to control access. The project will have a full-time security person, an on-site management office, controlled access, security cameras and lighting that along with increased foot traffic will enhance the safety of the surrounding area. "Pay to use" public restrooms will provide a sanitary facility which will be for customers and pedestrians crossing the border. The parking structure provides parking that will replace a portion of the parking lost due to construction of the LPOE and the transit center.

Addendum No. 375960 to PEIR No. 310690/SCH No. 2015111012 prepared for the San Ysidro Community Plan Update has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in CDP No. 1325596, Neighborhood Use Permit (NUP) No. 1884778, and Planned Development Permit (PDP) No. 2191992, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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 project proposes the demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces. As outlined in CDP Finding (A)(1)(a) listed above, the project includes an amendment of CDP No. 40-0338 to remove the project site from CDP No. 40-0338. As outlined in NUP Findings (C) listed below, the project includes a NUP to allow for an off-premise directional signage.

In addition, an applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit provided that findings can be made and the deviation results in a more desirable project. The following table is a matrix of the proposed deviations, followed by the justifications for the deviations:

Deviations Summary							
Deviation							
Description	Deviation from SDMC	Required	Proposed				
Setback	<u>Section 131.0531(b)</u> and <u>Table 131-05(D)</u>	Minimum 10 feet	6.5 feet on east side and a 5-foot west side setback;				
			3-foot rear-yard setback on south side				
Building	<u>Section 131.0531(b)</u> and	Maximum 60 feet	70 feet				
Height	<u>Table 131-05(D)</u>						
Deviation							
Ground	Section 131.0548	Average of 15 feet	Average 14 feet 8				
Floor		with a minimum of	inches with a				
Height		13 feet	minimum of 12 feet				
Signage:	Section 142.1225 (b)	Maximum 350	Approximately 639				
Virginia	and <u>Table 142-12C</u>	square feet	square feet of				
Avenue			combined wall sign copy area along Virginia Avenue				
Signage:	Section 142.1225 (b)	Maximum 184.5	Approximately 266				
Camino De	and <u>Table 142-12C</u>	square feet	square feet of				
La Plaza			combined wall sign				
			copy area along				
			Camino De La Plaza				

1. <u>Setback Deviation</u>: deviation to SDMC <u>Section 131.0531(b)</u> and <u>Table 131-</u> <u>05(D)</u> to allow a perimeter setback of 6.5 feet on the east side and a 5-foot west side setback where 10 feet is required for side yards; and a 3-foot rear-yard setback on the south side where 10 feet is required.

Justification- Along the Virginia Avenue frontage the project site adjoins a tenfoot-wide non-buildable lot adjacent to Virginia Avenue, between the public right-ofway and the subject property, which is reserved as a water and drainage easement to the City of San Diego. This non-buildable easement area effectively provides a minimum 10 foot setback from the public right-of-way. While the project proposes a setback from this lot/property line of 6 ½ feet at the upper parking levels, where 10 feet would be required, the ground floor will sit at 12 feet 9 inches from the property line, exceeding the 10 foot setback requirement and supporting pedestrian activity at the street level. The Community Plan urban design concept map identifies the corner of Virginia Avenue and Camino De La Plaza as a primary intersection/activity node and potential gateway opportunity. The project's proposed ground level retail spaces would face Virginia Avenue and Camino De La Plaza, providing various storefront façades, along with walkways and landscaping, to enhance the pedestrian experience and activity. Through the reduced setbacks of the upper level, and rear and western setbacks, the proposed building will have an increased visible presence at this primary intersection/activity node, supporting the concept of a community gateway and focal point through use of a combination of community signage, public art, and iconic building design, including distinctive architecture, accentuated building corners and frontages, and an increase in the overall building height.

2. <u>Building Height Deviation:</u> deviation to SDMC <u>Section 131.0531(b)</u> and <u>Table 131-05(D)</u> to allow parking structure elements (parapet, façade and elevator shaft) to have heights ranging from approximately 58 to 70 feet, where the CR-1-2 zone limits height to 60 feet. The structural parapet height of the proposed parking structure goes from a height of 58 feet on the south end to a height of 62 feet on the north end. The facade has been extended up to 66.75 feet to coordinate with the required shade canopies on the top deck parking. The top of the elevator shaft is the highest portion of the building extending to 70 feet.

Justification- An increase above the 60 foot height limitation is necessary to incorporate the architectural elements needed to provide the trans-border graphic which will be visible to all people using the new LPOE. Building height was dictated by the need to provide a minimum number of parking spaces and physical conditions of the site, which do not allow for subterranean parking levels. At least two levels of subterranean parking would have been economically feasible and desirable, however existing storm drain pipes crossing the site make this unfeasible. The height deviations are minimal and allow for an elevator to serve all floors, and support the use of architectural features to enhance the project's iconic design. The building accentuates its corner location through appropriate use of height, architectural detail and active uses at the ground floor. The parking structure will have a unique facade with a combination of metal mesh and printed fabric screening, including a large international-themed graphic simulating motion. In addition, the overall height complies with SDMC Section 132.0505(h) since the structure would be within the additional 10-acres that would allow for a maximum of 80 or 150 feet in height, as granted by the November 7, 2000, amendment of the Coastal Zone height restriction (People's Ordinance No. O-10960 (New Series)-Proposition D).

3. <u>Ground Floor Height Deviation</u> to the SDMC <u>Section 131.0548</u> for a ground floor height deviation to allow for an average 14 feet 8 inches with a minimum of 12 feet where the average of 15 feet with a minimum of 13 feet is required.

Justification- The ground floor height requirement was established to assure a minimum finished floor to ceiling height to allow for the incorporation of high quality

design and accommodate the potential for changing commercial uses over time. As the project is primarily a parking structure, with retail accents at street level, there is not a fundamental need to accommodate a large extent of changing commercial uses. The proposed minor ground floor height deviation incorporated into this project will still allow the project to provide ground level retail spaces with architecturally interesting facades facing Virginia Avenue and Camino De La Plaza, as noted in Deviation No. 1 above, to enhance the pedestrian experience, while meeting the purpose and intent of the ground floor height requirements.

4. <u>Signage Deviation</u> to SDMC <u>Section 142.1225 (b)</u> and <u>Table 142-12C</u> to allow approximately 639 square feet of combined wall sign copy area where 350 square feet is allowed along Virginia Avenue (square footage does not include the off-premise directional signage).

Justification- The project is located in a very complex traffic area due to the Transit Center, international border crossing and surrounding retail and commercial uses. The additional signage is appropriate to provide the public with clear information regarding the project, including directional signage for the project and adjacent retail center. The public right-of-way improvements and landscaping along Virginia Avenue are being installed as part of the LPOE to Mexico and the Transit Center development projects. The landscape improvements include a row of canopy tree along Virginia Avenue, and with the first floor being setback 6 feet further than the upper parking levels, limits the visibility of the ground floor tenant space signage from the public right-of-way. Visibility of the tenant signage is essential for a business to prosper; therefore, additional signage areas have been established higher along the façade. In addition, to assist the vehicle traffic flow coming from the east along Camino De La Plaza directional signage to the parking entrance on Camino De La Plaza has been incorporated within the façade along Virginia Avenue.

5. <u>Signage Deviation</u> to SDMC <u>Section 142.1225 (b)</u> and <u>Table 142-12C</u> to allow approximately 266 square feet of combined wall sign copy area where 184.5 square feet is allowed along Camino De La Plaza.

Justification- The additional requested signage will assist safe and orderly vehicle traffic flow along Camino De La Plaza with clear directional signage to the parking entrance on Camino De La Plaza.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot as a primary intersection/activity node and community gateway, while meeting the purpose and intent of the development regulations.

The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing

commercial lot as a primary intersection/activity node and community gateway, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC).

C. NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]

- 1. <u>Findings for all Neighborhood Use Permit SDMC Section 126.0205:</u>
 - a. The proposed development will not adversely affect the applicable land use plan.

As outlined in PDP Finding (B)(1)(a) listed above, the project is consistent with the goals, objectives, and proposals of the San Ysidro Community Plan. The project includes an approximate 192-square-foot directional sign "The Outlets at The Border" on the west elevation along Virginia Avenue, which is classified as an "offpremise directional signage" for a business that is not located within the boundaries of the property. This sign requires the approval of a NUP pursuant to SDMC Section 142.1255(j). The proposed signage is for the property south of the project site, which was impacted by the development of the Land Port of Entry to Mexico and the Transit Center at the end of Virginia Avenue. The property to the south was required to provide an Irrevocable Offer to Dedicate (IOD) of 90 to 102 feet wide x 280 feet long portion of the property along Virginia Avenue. This IOD was a condition for the approval of retail development called "The Outlets at The Border," which was approved by the City Council on October 22, 2012, under Project No. 194101. The retail development is set back from Virginia Avenue by approximately 140 feet and the proposed parking structure may prevent the retail development from being seen from Camino De La Plaza right-of-way; therefore, off-premise directional signage is incorporated into the project which will not adversely affect the applicable land use plan.

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

As outlined in SDP Finding (B)(1)(b) listed above, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding 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.

As outlined in SDP Findings (B)(1)(c) listed above, the project includes deviations to setbacks, height, ground floor height, and signage. Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot as a primary intersection/activity node and community gateway, while meeting the purpose and intent of the development regulations.

As outlined in Findings (C)(1)(a) listed above, the project includes an approximate 192-square-foot directional sign "The Outlets at The Border" on the west elevation along Virginia Avenue, which is classified as an "off-premise directional signage" for a business that is not located within the boundaries of the property. The retail development is set back from Virginia Avenue by approximately 140 feet and the proposed parking structure may prevent the retail development to be seen from Camino De La Plaza right-of-way; therefore, off-premise directional signage was incorporated into the project.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1325596, 1884778, and 2191992, a copy of which is attached hereto and made a part hereof.

Tim Daly Development Project Manager Development Services

Adopted on: October 4, 2018

Internal Order Number: 24004811

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: 24004811

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1325596 NEIGHBORHOOD USE PERMIT NO. 1884778 PLANNED DEVELOPMENT PERMIT NO. 2191992 **VIRGINIA AVE PARKING GARAGE - PROJECT NO. 375960** AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 40-0338 PLANNING COMMISSION

This Coastal Development Permit No. 1325596, Planned Development Permit No. 2191992, and Neighborhood Use Permit No. 1884778, an amendment to Coastal Development Permit No. 40-0338, is granted by the Planning Commission of the City of San Diego to Baja-Mex Insurance Services, Inc., a California Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0205, 126.0605, and 126.0708. The 0.733-acre site is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial-Regional) zone within the urbanized community of the San Ysidro Community Planning area, immediately north of the United States-Mexico International Border. In addition, the project is located in the San Ysidro Community Plan, San Ysidro Commercial District, San Ysidro Discretionary Review Overlay Zone, Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Notification area. The project site is legally described as Lot 16 of International Gateway of the Americas Phase IA, in the City of San Diego, County of San Diego, State of California, as shown on the Map No. 14259, thereof recorded as File No. 2001-0581338 in the official records of the San Diego County Recorder on August 15, 2001.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing commercial building and the construction of a five-level parking structure over 13,210 square feet of retail space, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 4, 2018, on file in the Development Services Department.

The project shall include:

a. Demolition of the existing one-story building and associated paved parking lot, and the construction of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 349 parking spaces;

- b. Amendment of Coastal Development Permit No. 40-0338 to remove the project site from the permit requirements because the project site is no longer a part of the Las Americas project and the site is not located within the Coastal Overlay Zone;
- c. One 32 foot x 6 foot (total of 192-square-feet) off-premise directional sign;
- d. Deviations from the SDMC:

1. Setback Deviation to SDMC Section 131.0531(b) and Table 131-05(D) to allow a perimeter setback of 6.5 feet on the east side and a 5-foot west side setback where 10 feet is required for side yards; and a 3-foot rear-yard setback on the south side where 10 feet is required;

2. Building Height Deviation to SDMC Section 131.0531(b) and Table 131-05(D) to allow for a maximum building height of 70 feet where 60 feet is allowed;

3. Ground Floor Height Deviation to the SDMC Section 131.0548 for a ground floor height deviation to allow for an average 14 feet 8 inches with a minimum of 12 feet where the average of 15 feet with a minimum of 13 feet is required;

4. Signage Deviation to SDMC Section 142.1225 (b) and Table 142-12C to allow approximately 639 square feet of combined wall sign copy area where 350 square feet is allowed along Virginia Avenue;

5. Signage Deviation to SDMC Section 142.1225 (b) and Table 142-12C to allow approximately 266 square feet of combined wall sign copy area where 184.5 square feet is allowed along Camino De La Plaza; and

- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking; and
- g. 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 October XX, 2021.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. Coastal Development Permit No. 40-0338 shall remain in force and effect except as amended by this Permit.

CLIMATE ACTION PLAN REQUIREMENTS:

13. 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:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of, the Public storm water that is transported through the property within the private storm drain system, satisfactory to the City Engineer.

17. The Owner/Permittee shall not construct any private improvements that encroach into the Camino De La Plaza or Virginia Avenue Right-of-Way.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permits for public improvements, 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.

22. Prior to issuance of any construction permits, 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," Landscape Development Plan, on file in the Development Services Department. 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).

23. 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.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) 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.

PLANNING/DESIGN REQUIREMENTS:

25. 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.

26. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A" or City-wide sign regulations.

27. 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:

28. A minimum of 66 automobile spaces (including 2 standard accessible spaces and 1 van accessible space) and 10 zero emission/carpool spaces, 2 motorcycle spaces, 3 long term bicycle spaces and 3 short term bicycle spaces are required by the Land Development Code as shown on the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision-maker in accordance with the SDMC.

29. Prior to issuance of any construction permits for the building structure, the Owner/Permittee shall assure by permit and bond the widening of Camino De La Plaza for a distance of approximately 180 feet to the west of Virginia Avenue on the north side of the street to allow for the construction of a westbound left turn lane into the site. This improvement will include raised median, standard height curb, gutter and sidewalk and reconstruction of the curb ramp at the northwest corner of Camino De La Plaza and Virginia Avenue, satisfactory to the City Engineer.

30. The Owner/Permittee shall provide and maintain 10 feet by 10 feet visibility triangle area on both sides of the driveway measured along the property line on Camino De La Plaza. No obstruction higher than 36 inches shall be located within this area (e.g. shrubs, landscape, walls, columns signs, etc.).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

31. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Back Flow Prevention Device(s) [BFPDs], 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

33. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

34. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

INFORMATION ONLY:

- The issuance of this discretionary 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 Planning Commission of the City of San Diego on October 4, 2018 and <mark>[Approved]</mark> <mark>Resolution Number].</mark>

Permit Type/PTS Approval No.: CDP No. 1325596 NUP No. 1884778 PDP No. 2191992 Date of Approval: October 4, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly 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.

BAJA-MEX INSURANCE SERVICES, Inc., a California Corporation Owner/Permittee

Ву: _____

Name: Title:

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

PLANNING COMMISSION RESOLUTION NO. _____ ADDENDUM NO. 375960 TO PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) NO. 310690/SCH NO. 2015111012 VIRGINIA AVE PARKING GARAGE - PROJECT NO. 375960 ADOPTED ON

WHEREAS, on August 22, 2014, Baja-Mex Insurance Services, Inc., submitted an application to Development Services Department for a Coastal Development Permit (CDP) to amend CDP No. 40-0338, a Planned Development Permit, and Neighborhood Use Permit for the Virginia Avenue Parking Garage Project; and

WHEREAS, on November 15, 2016, the City Council of the City of San Diego adopted Resolution No. R-310803, certifying the Environmental Impact Report 310690/SCH No. 2015111012, a copy of which is on file in the Office of the City Clerk in accordance 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.); and

WHEREAS, on August 22, 2014, Baja-Mex Insurance Services, Inc. submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Environmental Impact Report No. <u>310690</u> along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to at previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. <u>310690/SCH No. 2015111012</u> with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That Development Services Staff 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.

APPROVED: DEVELOPMENT PROJECT MANAGER

By:

Tim Daly Development Project Manager



THE CITY OF SAN DIEGO

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name:		Project Number:		Distribution Date:				
Virginia Ave Parking Garage			375960	8/22/2014				
Project Scope/Location: SAN YSIDRO Amendment to Coastal Development Permit No. 40-0338 and Site Development Permit (Process 3) for demolition of an existing commercial building and construction of a 5-level parking garage over 17,316 sq ft 1-story commercial building located at 4575 Camino de la Plaza. The 31,954 sq ft lot is located in the San Ysidro Implementing Ordinance-CT-2-3 Zone in the San Ysidro Community Plan Area, Council District 8.								
Applicant Name:			Applicant Phone Number:					
Richard Badt			(619) 294-7515					
Project Manager:	Phone Number	r:	Fax Number:	E-mail Address: TPDaly-				
Daly, Tim	(619) 446-53	56	(619) 446-5245	TDaly@sandiego.gov				
Attach Additional Pages If Necessary. Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Dirego Development Services Department 1222 First Avenue, MS 302 San Dirego Development Services Department 1222 First Avenue, MS 302								
1222 First Avenue, MS 302 San Diego, CA 92101 Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities.								


THE CITY OF SAN DIEGO

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:	Pro	ject Number:	Distribution Date:	
Virginia Ave Parking Garage		375960	8/22/2014	
Project Scope/Location:				
SAN YSIDRO Amendment to Coastal Development Perm demolition of an existing commercial building and construct building located at 4575 Camino de la Plaza. The 31,954 s Zone in the San Ysidro Community Plan Area, Council Dis	tion of a 5-level pa sq ft lot is located ir	rking garage over	17 316 sq ft 1-story commercial	
Applicant Name:		Applicant	Phone Number:	
Richard Badt		(619) 294-		
Project Manager: P	hone Number:	Fax Number:	E-mail Address: To Dal	
Daly, Tim	619) 446-5356	(619) 446-5245	TDaly@sandiego.gov	
Vote to Approve	Members Yes	Members No	Members Abstain	
Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain	
Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain	
Vote to Deny	Members Yes	Members No	Members Abstain	
No Action (Please specify, e.g., Need further inform quorum, etc.)	ation, Split vote,	Lack of	Continued	
CONDITIONS: NONE				
NAME: MICHAEL R. FREEDI	MAN	TITLE: (CHAIRMAN	
IGNATURE: Michael R. Deledman		DATE: 9/15/2014		
City of S		ent Division vices Department		

			ATTACHMENT 13
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Project Title			·
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Project Address:			
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Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u> Upon request, this information is available in alternative formats for persons with disabilities.

Project Title:	AVENUE PARK	ING STRUCTURE	Project No. (For City Use Only 375960
Part II - To be completed	when property is held by a	a corporation or partnership	
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ABB	REVIATIONS				PROJECT INFORMATION		
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BACK'G BD. BLDG. BLKC BLKC. BM. BOT. CABT. C.B. CFR. CFR. CI.	Backing Board Billuminous Bulock Block Block Block Block Battorn Cation Bastin Cation Bastin Cation Bastin Cation Bastin Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis Commotis	LAM. LAV. LB. LKRL LLH. LLV. LO. LT. M mm MAX. M.B.	Landmandy Landmarto Landmarto Lockov Lockov Lockov Lockov Log Kortsoni Lang Leg Vortsoni Lang Leg Vortsoni Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter Matter M	L 24 SHEET # DETAIL # AA SHEET # DETAIL # SHEET # DETAIL # SHEET # DETAIL # SHEET #	OCCUPANCY CLASSIFICATION: MDED OCCUPANCY GROUP '5' & GROUP '5-2' ZONING DESIGNATION: GR-2-1 OVERLAY ZONE DESIGNATIONS; • SAN YSIDRO COMMUNITY PLAN AREA • FRA PART 77 NOTIFICATION AREA • COASTAL HEIGHT LIMITATION OVERLAY ZONE	PARKING	л н Ш Ш Ш Ш Ш Ш Ш
C.R. C.J. CLR. CLR. C.O. CON. CON. CONST. CONT. CONR. CTSK	Control Guard Control Joint Darling Cauling Class Class Class Control Connection Connection Connection Connection Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Con	M.C. MECH. MET. MFG. MH. MIN. MIN. MIR. MIRC. M.O. MTD. MUL	Madicine Cabinet Mechanical Mambane Metal Manulaskuling Mahtab Mahtab Minimum Miror Misoniy Opening Masoniy Opening Masaniy Opening Masaniy Opening Masaniy Opening		GROSS SITE AREA: 31,450 SF. (0.722 ACRES) (LOT 18) FLOOR AREA RATIO: MAXIMUM GROSS FLOOR AREA RATID OF 1.0 - OR FOR THIS PROJECT, A TOTAL OF 31,450 S.F. NA PER MUNICIPAL CODE 113,0324 (d) (S) (B) (D) A (II) EXISTING USE: RETAL AND PAD PARKING	PARKING PARK	AVEN(TRUCTU , ca 9217
GNTR. GTR. DBL DPT. D.F. DET. DIA. DIM. DIM. D.O. D.O. DR. D.O. DR. D.S. D.S. D.S. D.S. D.S. D.S. D.S.	Counter Double Double Deputment Drinking Founiain Detail Dismenien Dispersor Depersor Depersor Depersor Depersor Depersor Depersor Depensor Depersor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor Depensor	MFR. (N) N.I.C. NO. or # NOM N.T.S. O.A OBS. O.C. O.D. OFF. OPNG. OPP. O.F.C.I.	Merufacturer Nor Not In Contract Number Notninal Not to Scala Overall Obscurs On Centar Outside Dismotor Office Opening Opening Openin	REVISION # REVISION # GRID LINE GRID LINE PROJECT SCOPE OF WORK PREPARE A PLANNED DEVELOPMENT PERMIT FOR DEVIATION FROM REAR AND SIDE YARD SETBACKS, BUILDING HEIGHT, AND GROUND FLOOR HEIGHT. PREPARE A NEIGHBORHOOD USE PERMIT TO ALLOW FOR AN OFF-PREMISE DIRCTHONAL SIGN. REMOVE THE SITE FROM EDGSTING COASTAL DEVELOPMENT/	PROPOSED USE: RETAL AND PAD PARKING EXISTING STRUCTURE TO BE DEMOLISHED: 1-STORY, 2400 SF., BUILT: 2001 GEOLOGIC HAZARD CATEGORY: GATEGORY '95', LOW TO MODERATE RUSK LANDSCAPE AREA: 8055 SF. HEIGHT LIMIT: THE MAXIMUM HEIGHT IS 70 FEET PER THE PLANNED DEVELOPMENT PERMIT	DEVIATIONS REQUESTED TOTAL SITE LANDSCAPING POINT REQUIREMENTS DEVIATION TO SDMC SECTION 142.1225(B) TABLE 142-12C TO ALLOW THE PROJECT APPROXIMATELY 489 SQUARE FEET OF COMBINED WALL SIGN COPY AREA WHERE 350 SQUARE FEET IS ALLOWED. DEVIATION TO SDMC SECTION 142.1225(B) TABLE 142-12C TO ALLOW THE PROJECT ALLOW THE PROJECT ALLOW THE PROJECT TO HAVE 480 POINTS FROM TREES WHEN 488.1 POINTS ARE REQUIRED SQUARE FEET IS ALLOWED. DEVIATION TO SDMC SECTION 142.1225(B) TABLE 142-12C TO ALLOW THE PROJECT ALLOW THE PROJECT TO HAVE 480 POINTS FROM TREES WHEN 488.1 POINTS ARE REQUIRED DEVIATION TO SDMC SECTION 142.1225(B) TABLE 142-12C TO ALLOW THE PROJECT ALLOW A REGIST OF TO SDMC SECTION 142.1225(B) TABLE 142-12C TO ALLOW THE PROJECT ALLOW A HEIGHT OF 70 WHERE 60' IS REQUIRED. ALLOW A HEIGHT OF 70 WHERE 60' IS REQUIRED. ALLOW A HEIGHT OF 70 WHERE 60' IS REQUIRED. ALLOW A HEIGHT OF 70 WHERE 60' IS REQUIRED.	KING S VN YSIDRO
DWR E. E.I. E.I. ELEV. DMER. ENCL E.Q. EQ. EQ. E.W.G. DXST. EXT.	Drewor Ersat Esch Expansion Joint Elevation Elevation Elevation Enclosure Enclosure Enclosure Enclosure Enclosure Equipment Equipment Equipment Educing Exterior	O.F.G.C. P.G.C. P.G.C. P.L. P.L. P.L.AM. PLAM. PLAM. PLYWD. PL	Cont. Installed Opposite Hand Partition Partition Partition Present Present Present Partie Plante Plante Plante Plante Plante Plante Plante Plante	SITE DEVELOPMENT PETIMIT NUMBER 40-0358 WHICH NO LONGER APPLY BASED ON THE COMMUNITY PLAN UPDATE APPROVED NOV. 18, 2018. THE ABOVE PERMITS ARE REQUIRED FOR DEMOLITION OF AN EXISTING COMMERCIAL BULDING AND PARGING LOT AND TO CONSTRUCT A SLEVEL PARKING GARAGE OVER 13,210 SQ. FT. OF RETAIL SPACE. THE EXISTING BUILDING TO BE DEMOLISHED IS A 1-STORY 2400 SQ. FT. BUILDING WITH 54 SPACE PARGING LOT. THE PROPOSED PARKING STRUCTURE WILL BE PROFOSED PARKING STRUCTURE S	CODES CBC CALIFORNIA BUILDING CODE - 2016 CPC GALIFORNIA PLUMBING CODE - 2016 CMC CALIFORNIA MECHANICAL CODE - 2016 CBC CALIFORNIA ELECTRICAL CODE - 2018 CFC CALIFORNIA FIRE CODE - 2018 CGSC CALIFORNIA GREEN BUILDING CODE - 2016	WHERE AN AVERAGE OF 15' IS REQUIRED WITH A MINIMUM OF 13'. PROJECT TEAM: SHEET INDEX Owner: Architect: Structural Engineer: Bath Max Insurance Services Silmen Wright Architects 6981 4676 Carnino De La Plaza 7515 Mistopotian Drive, Salte 400 3806 First Ave. 8ta. 200 San Yaldin, CA 52173 San Diego, CA, 82106 San Diego, CA, 82106 Tot.: (Stile) 928-7316 Tot.: (Stile) 928-7310 Tot.: (Stile) 928-7310 Context: Risk Factologing/hotmell.com First Ave. 8ta. 2011 Context: Risk factologing/hotmell.com Context: Bill Street	aposed By: man Wright Architects 15 Netropoliton Dring Sta 400 n Diego, CA, 92108 (619) 294-7515 (619) 294-7522
DXPO. EXF. (E) F.A. F.B. F.D. F.D. F.D. F.E. F.H. F.H.C. F.N. F.N. F.N. F.N.	Exposed Expansion Eduling Flue Alarm Flue Alarm Flue Sprinkler Flue Sprinkler Flue Sprinkler Flue Extransk Flue Hydrawk Flue Hydrawk Flue Hydrawk Flue Hydrawk Flue Hydrawk Flue Hydrawk Flue Hydrawk	PT. P.T.D.F. Q.T. R. R.AD. REP. REF. R.GTR. REF. REMF. REQ.	Point Pressure Treated Douglas Fir Polydryl Chlorida Causry The Rister Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue Reflue R	WITH COLORED FLASTER AND ALLMINUM STOREFRONT. HORIZONTAL ALLMINUM SUN SCREENS WILL BE LOCATED ABOVE THE WINDOWS. THE EXTERIOR OF THE PARKING LEVEL® WILL BE SCREENED FROM CAMINO DE LA FLAZA AND VIRGINIA AVENUE WITH A PVC FABRIC MURAL AND METAL SCREEN. A JURED COMMUNITY MURAL WALL AREA WILL BE INCLUDED ON THE WEST WALL OF THE BUILDING ALL OPEN PARKING SPACES ON THE ROOF DECK WILL HAVE HORIZONTAL PVC FABRIC SCREENING SIX OF TOTAL PARKING SPACES. ROOF TOP PHOTO VOLTAIC PANELS WILL BE PROVIDED IN ACCORDANCE WITH THE CLIMATE ASTRON FLAN. LANDSCAPING WILL MANTIAN CONTINUTY WITH EXISTING LANDSCAPING WILL MANTIAN CONTINUTY WITH EXISTING LANDSCAPING WILL MANTIAN CONTINUTY WITH EXISTING LANDSCAPING WILL MANTIAN CONTINUTY WITH EXISTING	GENERAL NOTES 1. ARTIFICIAL LIGHTING USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.	CMI Engineer: Landscapa: Traffic Engineer: 4 A-101 3d and 45h Level Plane E-mol. Stuart Engineering JPSLA, Inc. RCE 5 A-102 Sth and 65h Level Plane Proje 7615 Metropolian Drive, Suite 306 4403 Menchester Ave. Stat. 201 92255 Ollion Drive 8 A-403 Roof Plan Virgin 7615 Metropolian Drive, CA. 32/08 Excentines, CA. 82/04 La Neee, CA. 91841 - Constant: (619) 268-4061 7 A-200 Exterior Bevellome Site Constant: Ten. (619) 268-4161 7 A-200 Exterior Bevellome Site Site Contast: Tom Henry Contact: Kitalen Koehm Cartast: Rick Cmits 8 A-201 Exterior Bevellome Site E-mail: thenry@stuat/orgineering.com E-mail: Interior@jplat.com E-mail: Interior@jplat.com 9 A-900 Building Section Son 9 A-900 Building Section Son Son Revis Revis	nkaat: Riahand Badt mail: haddfesillmanwright.com jeet Name: ginia Ave. Parking Structure sskal Development Permit e Development Permit jeat Addreae: 75 Camino De La Plaza n Ysidro, Ca 92173 vision 5 Date: vision 5 Date:
FL FLASH. FLUOR. F.O.G. F.O.F. F.O.S. F.O.W. FRRF. FRMG. F.S. FT. FT. FT. FT. G.A. GALV. GB. GJ.	Floor Flashing Flashing Flace of Concrete Face of Stude Face of Stude Face of Stude Flashing Flashing Flashing Floor Black Fooths Fooths Flanting Flatting Flatting Flatting Gauge Gauge Gauge Gauge Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget Gauget G	RESIL RIJ. RWD. RWD. RWJ. & C. SCHED. SD. SHET. SHR SHT. SHR. SHR. SH. SH. SH. SH.	Resilient Room Rough Opening Redwood Rain Weler Lender South/Source Solid Care Solid Car	Direction 12 Span Direction Address Ad		STTE LOCATION STTE LOCATION STTE LOCATION STTE C-100 TOPOGRAPHIC PLAN Revis 1 C-100 TOPOGRAPHIC PLAN Revis 1 C-100 TOPOGRAPHIC PLAN Revis Contraction Contracti	vision 2 Date: vision 2 Date: vision 1 MAL 1/22/18 ginal Date: 10/02/17 oject Na.: 375960 pet Titles: Tritle Sheet Pet No.:



SILLMAN WRIGHT



GENERAL NOTES:	LEGEND:	PROPOSED PARKING	DATA
1. IMPROVEMENTS ON ADJACENT PARCELS 1 AND 2 OF PARCEL MAP 19269 ARE ALLOWED PER THE "OVERALL RECIPROCAL EASEMENT AND COST SHARING	W- INDICATES EXETING WATER LINE INDICATES PARCEL 1 PM 19628	EXISTING PARKING: 53 SPACES	
AGREEMENT" FOR INTERNATIONAL GATEWAY OF AMERICAS PER DOCUMENT #2001-0761836 RECORDED OCTOBER 17, 2001, AND LATER AMENDED.	INDICATES PARCEL 2 PM 19828	PROPOSED BUILDING AREA	108.692 SF
2. THE ONLY EASEMENT ON - SITE ARE FOR THE DOSTING BOGAL FACILITES, SINCE THEY ARE MEASURED FROM THE PHYSICAL LOCATION WHICH IS PARTALLY UNDERGROUND THEY ARE NOT PLOTABLE.	BB SHORT TERM BYCICLE PARKING SPACE BL LONG TERM BYCICLE BIKE LOCKER 	RETAIL / SECURITY BUILDING MAINTENANCE & STORAGE DRIVE ASILE, RAMPS, CRICULATION, MECH/ELEO, STARB, ELEVATOR, RESTROOMS	13,210 SF. 925 SF. 9,659 SF.
FIRE NOTES:	INDIDATES ACCESSIBLE PATH OF TRAVEL	TOTAL :	132,136 SF
1. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LIDCARED ON THE		Parking:	
ADDRESS/ACCESS SIDE OF THE STRUCTURE. 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE, AND LEGIBLE	INDICATES NEW CONCRETE SIDE WALK	15T LEVEL PAPIGING STALLS:	0 6P
FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FMP8 POLICY P-00-8.	LO.W INDICATES LIMITS OF WORK	2ND LEVEL BTANDARD STALLS: ACCESSIBLE STALLS:	0 8P 5 8P
K and I		ZERO EMISSION STALLS: CARPOOL STALLS: RETAIL ONLY STALLS:	5 8P 6 8P 23 8P
NO NO		SRD LEVEL	41 SP.
FH' A 3		STANDARD STALLS: 4TH LEVEL	77 BP
A A A A A A A A A A A A A A A A A A A	a de la companya de	STANDARD STALLS: STH LEVEL STANDARD STALLS:	77 BP
	MINO	STANDARD STALLS: STANDARD STALLS:	47 BP
	On W		1000000000
	ELA.	RETAIL ONLY STALLS: TOTAL STALLS:	30 6P 77 6P
	MINO DE LA PLAZA	TOTAL FAOILITY PARKING STALLS:	349 SP



4D'

16T LEVEL	
BIOYOLE SHORT TERM PARKING:	3 SP.
BIOYOLE LONG TERM PARKING:	3 SP.
TOTAL BICYCLE PARKING:	6 SP.

Accessible Parking	
REQUIRED : 8 SPACES	
PROVIDED: 8 8PACES	
Ven Assessible Doridam	

Vari AQQOGILIO Parking
REQUIRED : 2 SPACES PROVIDED: 2 SPACES
Motorcycle Parking
RECURED: 2% x 66 = 1 Bpace (2 required minimum) PROVIDED:7 Spaces
Long Term Bicycle Parking
RECUIRED: 5% x 66 - 3 Bits Locker PROVIDED: 3 Bits Locker
Short Term Bicycle Parking

REQUIRED: 5% x 66 = 3 Biosôpo PROVIDED: 3 Bios 8paces Car Pool Parking

REQUIRED: 5% x 66 = 5 Space PROVIDED: 5 Spaces Zero Emissions Parking

REQUIRED: 5% × 68 = 5 Spaces PROVIDED: 6 Spaces

Retail Parking REQUIRED: 18,210 SF x 5/1000= 68 Spec PROVIDED: 86 Species

RETAIL PARKING:	
ACCESSIBLE STALLS:	3 SP.
ZERO EMIBBION BTALLS:	6 SP.
OARPOOL STALLS:	6 SP.
RETAIL ONLY STALLS:	83 BP.
TOTAL STALLS:	66 SP.

KEYNOTES:

1	(E) TRANSFORMER TO BE MOVED (SDG & E TRANSFORMER EASEMENT)
2	(E) TRASH ENGLOSURE TO BE REMOVED
3	(E) DRIVEWAY
4	(E) 4-36" DIA. RCP PRIVATE STORM DRAINS
5	(E) DRIVEWAY TO BE REMOVED
•	(N) TRANSFORMER WITH SDG & E TRANSFORMER EASEMENT
7	(N) RECYCLE & TRASH ENOLOSURE
8	(E) ELECTRICAL PEDESTAL TO REMAIN WITH SDG & E PEDESTAL EASEMENT
9	(E) SIGN
10	(E) LANDSCAPE TO REMAIN (N.LC.)
11	(N) STREET THEE POCKET (40 SF. MINL) W/ ADA ACCESSIBLE PEDESTRIAN THEE GRATE
12	(N) MONUMENT SIGN
13	(N) 10-0" WIDE BIDEWALK BY OTHERB
14	(N) CURE RAMPS BY OTHERS
14.00	

16 PROVIDE STEPS

16 4' MINL WIDTH ACCESSIBLE PATH FROM STREET



7515 AEROPOLITAN DR, SUITE 400 SAFI DIEOO, CA 92108 TL 6192947515 FX 6192947592

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10/02/17 Project No.: 375960 Sheet Titles: Existing /

Proposed Site Plans





Second Level Floor Plan

Scale: 1/16=1'-0'

16

32'





PROPOSED PARKING	DATA
Parking:	
1ST LEVEL	
PARKING STALLS:	0 SP.
18T LEVEL	
BICYCLE SHORT TERM PARKING:	3 8P.
BICYCLE LONG TERM PARKING:	3 8P.
TOTAL BICYCLE PARKING:	6 SP.
2ND LEVEL	
STANDARD STALLS:	0 9P.
ACCESSIBLE STALLS:	8 6P.
ZERO EMISSION STALLS:	5 8P.
CARPOOL STALLS:	5 8P.
RETAIL ONLY STALLS:	23 SP.
TOTAL STALLS:	41 SP.
2ND LEVEL	
MOTORCYCLE STALLS:	4 8P.
FLOOR AREA:	
2ND FLOOR AREA:	16,712 8F
18T FLOOR AREA:	
RETAIL/SECURITY	13,210 SF
BUILDING MAINTENANCE & STORAGE	825 SF
DRIVE ASILE, RAMPS, CIRCULATION, MECH/ELEC, STAIRS, ELEVATOR,	9,559 SF
TOTAL :	23,494 SF

KEYNOTES:

(N) BTAIRB
(N) ELEVATOR
(E) PRIVATE STORM DRAIN
(1) BICYCLE LOCKER 39'W x 48'H x 78'L
AUTOMATED PAY STATION
7-8" OLEARANCE BELOW RAMP
PROVIDE STEPS
CABINET BOX FOR ACTIVE ELECTRIC VEHICLE CHARGING

LEGEND: (E) INDICATES "EXISTING" ø (N) INDICATES 'NEW' (N) INDICATES ACCESSIBLE PARKING SPACE A INDICATES MOTORCYCLE PARKING SPACE M OAR POOL PARKING SPACE CP LOW ZERO EMISSIONS PARKING SPACE ZE SHORT TERM BYCKLE PARKING SPACE BS B RETAIL PARKING SPACES VAN ACCESSIBLE PARKING SPACE V BL LONG TERM BYCKLE BIKE LOCKER INDICATES ACCESSIBLE PATH OF TRAVEL

SILLMAN WRIGHT ARCHITECTS

7515 AEROPOLITATI DR, SUITE 400 SAFI DICO, CA 92108 10.019.294.7515 14.019.294.7592

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Sheet No.: A-100 3. of 16









PROPOSED PARKING DATA:		
Parking:		
aRD LEVEL		
BTANDARD STALLS:	77 SP.	
3RD LEVEL		
MOTORCYCLE BTALLS:	2 8P.	
4TH LEVEL		
STANDARD STALLS:	77 SP.	
4TH LEVEL		
MOTORCYCLE STALLS:	2 9P.	
FLOOR AREA:		
4TH FLOOR AREA:	22,995 SF.	
SRD FLOOR AREA:	22,995 SF.	

SILLMAN WRIGHT architects

7515 AEROPOLIAN DR, SUIE 400 SAFT DIEGO, CA 92108 ILL619,294,7515 (\$4619294,7592

KEYNOTES:

1 (N) STAIRS

2 (N) ELEVATOR

LEGEND:

- (N) INDIGATES NEW

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3rd and 4th Level Plans





Six Level Floor Plan

Scale: 1/16"=1'-

16'

32'





PROPOSED PARKING	DATA:
Parking:	
5TH LEVEL STANDARD STALLS:	77 SP.
5TH LEVEL MOTORCYCLE STALLS:	2 SP.
6TH LEVEL	
STANDARD STALLS:	47 SP.
RETAIL ONLY STALLS:	30 SP.
TOTAL STALLS:	77 SP.
6TH LEVEL	
MOTORCYCLE STALLS:	1 SP.

FLOOR AREA:

6TH FLOOR	AREA:	22,995 SF
5TH FLOOR	AREA:	22,995 SF

SILLMAN WRIGHT ARCHITECTS

75.15 MEROPOLIAN DR, SUITE 400 SAN DIECIO, CA 92.108 TEL6192947515 FAX6192947592

KEYNOTES:

1 (N) STAIRS

- 2 (N) ELEVATOR
- 3 NO PARKING TURN AROUND AREA

LEGEND:

(E)	INDICATES 'EXISTING"
(N)	INDICATES 'NEW"
м	INDICATES MOTORCYCLE PARKING SPACE
R	RETAIL PARKING SPACES

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Prepaed By: Prepade By: Sillman Wright Architects 7515 Metropolitan Drive,Ste.400 San Diego, CA. 92108 Tel. : (619) 294-7515 Fax : (619) 294-7515 Fax : (619) 294-7592 Contact: Richard Badt E-mail: rbadt@sillmanwright.com Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173 Revision 5 Date: Revision 4 Date: Revision 3 Date: Revision 2 Date: Revision 1 Date: FINAL 1/22/18 Original Date: 10/02/17 Project No.: 375960 Sheet Titles: 5th and 6th Level Plans

Sheet No.: A-102 Sheet: 5 of 16



Roof Plan Scale: 1/16"=1"-0" 0 16" 32' 48'

GENERAL NOTES:

- 1. A MINIMUM OF 50% OF EXPOSED PARKING SPACES ON THE TOP PARKING LEVEL WILL BE COVERED WITH SHADING MATERIAL WITH A MINIMUM OPACITY OF 60%. THE ARRANGEMENT OF BPACES TO BE COVERED MAY BE MODIFIED.
- 2. THERE IS NO ROOF TOP EQUIPMENT. MECHANICAL EQUIPMENT IS LOGATED ON LEVEL 1.

SILLMAN WRIGHT ARCHITECTS

7515 / KEIKOROUJA'I DR, SUIE 400 SAITI DIEGIO, CA 92108 TE 619,294,7515 (%619,294,7592

KEYNOTES:

- 1 STARS
- 2 ELEVATOR
- 3 FUTURE PV PANELS
- 4 BUILT-UP ROOF
- 5 CONCRETE PARKING DECK
- 6 RECYCLED PVC COMPOSITE FABRIC BOREEN

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Prepaged By: Sillman Wright Architects 7515 Metropolitan Dring,Sta 400 San Diego, CA 92108 Tell. : [618] 294-7515 Cantact: Richard Badt E-mail: RoutdBadtmanwright.com Project Name: Virginic Ave. Parking Structure Coastal Development Permit Site Development Permit Site Development Permit Site Development Permit Project Address: 4575 Comino De La Plozo San Ysidro, Ca 92173 Revision 5 Date: Revision 5 Date: Revision 1 Date: Revision 2 Date: Revision 2 Date: Revision 1 Date: Revision 2 Date: Revision 2 Date: Revision 2 Date: Revision 1 Date: Revision 2 Date: Revision 2 Date: Revision 1 Date: Revision 1 Date: Revision 1 Date: Revision 2 Date: Revision 1 Date:

Sheet No.: A-103 Sheet: 6 of 16



- 1 STOREFRONT WINDOW SYSTEM
- Z RECYCLED PVO COMPOSITE FABRIC SOREEN
- 3 DECORATIVE PLANTERS
- 4 PERFORATED METAL SOREEN
- 5 POWDER ODATED METAL FRAME FINISH MATTE WHITE
- 8 EXPOSED METAL OOVER OAP
- 7 CONC. BHEARWALL PAINTED ACCENT COLOR

- 19 RECYCLED PVC COMPOSITE FABRIC. PER ROOF PLAN
- 20 OFF PREMISE DIRECTIONAL SIGN PER NEIGHBORHOOD USE PERMIT.

SILLMAN WRIGHT

7515 MEROPOLIAN DR, SUITE 400 SAM DIEGO, CA 92108 IL6192947515 MK6192947592

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Project Name:
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Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit

Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173 Revision 5 Date:

Revision 4 Date:

Revision 3 Date:

Revision 2 Dote:

Revision 1 Date	AL 1/22/1
Original Date:	10/02/17
Project No.:	375960
Sheet Titles:	

Exterior Elevations





KEYNOTES:

- 1 STOREFRONT WINDOW BYSTEM
- 2 RECYCLED PVD COMPOSITE FABRIC SOREEN
- 3 DECORATIVE PLANTERS
- 4 PERFORATED METAL BOREEN
- 5 POWDER COATED METAL FRAME FINISH MATTE WHITE
- 6 5-0" HEIGHT CMU WALL
- 7 CONC. SHEARWALL
- 8 RAISED LETTERING
- 9 STUCCO FINISH
- 10 CONC. STARS
- 11 LED SIGNAGE
- 12 ELEVATOR TOWER
- 13 CANOPY PROJECTION
- 14 NOT USED.
- 15 METAL SCREENING
- 16 SKINAGE
- 17 ILLUMINATED SIGNAGE
- 16 LONG TERM BYCICLE BIKE LOCKER
- 19 SHORT TERM BYCKLE PARKING
- 20 MURAL TO BE DESIGN UPON THE COMPLETION OF THE BUILDING
- 21 NOT USED
- 22 RECYCLED PVC COMPOSITE FABRIC. PER ROOF PLAN

SILLMAN WRIGHT

7515 AUTROPOLITATI DA, SUITE 400 SAFI DIEOO, CA 92108 TL 619294.7515 PA 619294.7592

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Project Name: Virginia Ave. Parking Structure Goastal Development Permit Site Development Permit

Project Addrees: 4575 Comino De Lo Plozo Son Ysidro, Co 92173 Revision 5 Date:

Revision 4 Date:

Revision 3 Date:

Revision 2 Date:

Revision 1 Date	ÄL 1/22/1
Original Date:	10/02/17

Project No.: Sheet Titles:



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375960



K	EYNOTES:
1	TOP OF SIDEWALK / FINISH GRADE SAME AS EXISTING
2	CAST-IN-PLACE CONCRETE WALL
3	STRUCTURAL CONCRETE OVER PRE-CAST DOUBLE 'T" PLANKS
4	PRE-CAST CONCRETE GAURDRAIL/SPANDREL PANEL
5	PRE-CAST CONCRETE COLUMNS
6	CONCRETE STRUCTURAL RAMP SLAB
7	CONCRETE STRUCTURAL SLAB
8	NOT USED.
9	ALUMINUM STOREFRONT
10	CMU WALL
11	(E) PRIVATE STORM DRAIN
12	STRUCTURAL CONCRETE OVER PRE-CAST DOUBLE 'T" PLANKS RAMP
13	NOT USED.
14	CEILING
15	FUTURE PV PANELS. PER ROOF PLAN
16	RECYCLED PVC COMPOSITE FABRIC. PER ROOF PLAN
17	RECYCLED PVC COMPOSITE FABRIC SCREEN
18	POWDER COATED METAL FRAME FINISH MATTE WHITE
19	RAISED LETTERING
20	2HR FIRE SEPARATION
21	PROVIDE STEPS

SILLMAN WRIGHT ARCHITECTS

5.1.5 MEROPOLITATI DR. SUITE 400 AF1 DIEGO, (A 92108

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Prepaed By: Prepade By: Sillman Wright Architects 7515 Metropolitan Drive,5te.400 San Diego, CA. 92108 Tel. : (619) 294-7515 Fax : (619) 294-7515 Fax : (619) 294-7512 Contact: Richard Badt E-mail: rbadt@sillmanwright.com Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit

Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173

Revision 5 Date: Revision 4 Date:

Revision 3 Date:

Revision 2 Date:

Revision 1 Dat	IÄL 1/22/1
Original Date:	10/02/17
Project No.:	375960
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Building Section



SILLMAN WRIGHT ARCHITECTS

7.5.1.5 METROPOLITATI DR. SUITE 400 SAFI DIEGO, CA. 92108

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Prepaed By:

Prepade By: Sillman Wright Architects 7515 Metropolitan Drive,Ste.400 San Diego, CA. 92108 Tel: : (619) 294-7515 Fax: (619) 294-7592 Contact: Richard Badt E-mail: rbadt@sillmanwright.com

Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit

Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173 Revision 5 Date:

Revision 4 Date:

Revision 3 Date:

Revision 2 Date:

Revision 1 Dat	NAL 1/22/1
Original Date:	10/02/17
Project No.:	375960
Sheet Titles:	

Building Section





STUART ENGINEERING 7525 METROPOLITAN DRIVE STE. 308 SAN DIEGO, CLO2108 (619) 296-1010 8-7-17	DESIGNER: T.H. DRAWN: JR CHECKED: S.P.
STUART PEACE R.C.E. 27232 DATE	JOB NO.:
REGISTRATION EXPIRES: 3-31-17	1295-13-00

SILLMAN WRIGHT

7515 METROPOLITAN DR., SUITE 400 SAN DIEGO, CA 92108 TEL 619.294.7515 FAX 619.294.7592

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Prepaed By: Prepade By: Stuart Engineering 7525 Metropolitan Drive,Ste.302 San Diego, CA. 92108 Tel. : (619) 296-1010 Fax : (619) 296-9276 Contact: Thomas M. Henry E-mail: thenry@stuartengineering.com Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173 Revision 5 Date: Revision 4 Date: 03/18/16 Revision 3 Date: 01/14/16 Revision 2 Date: 08/06/15 Revision 1 Date: 04/14/15 Original Date: 08/21/14 Project No.: 375960

> Topographic Survey

Sheet Titles:

Sheet No.: C-100 Sheet: 11 of 15



BENCH MARK

B.M. NO. 1464 SE SIDE CAMINO DE LA PLAZA BRIDGE OVER INTERSTATE 5NGVD29 ELEVATION 90.95 LEGAL DESCRIPTION

LOT 16 OF MAP NO. 1425

ASSESSOR'S PARCEL NUMBER 666-400-10

OWNER/APPLICANT

BAJA-MEX INSURANCE SERV 4575 CAMINO DE LA PLAZA SAN YSIDRO, CA 92173 ATTN: FRED SOBKE PHONE 619-428-1616

TOPOGRAPHY AERIAL TOPOGRAPHY IS BY: SAN-LO AERIAL SURVEYS JOB NO.: 13846 DATED: MAY 27, 2014

<u>LEGEND</u>



NOTE: NO SLOPES WILL BE CREATED EXISTING IMPROVEMENTS

EXISTING WATER	W -
EXISTING FIRE	F
EXISTING SEWER	S
EXISTING STORM DRAIN	
EXISTING GAS	GA
EXISTING ELECTRIC	E -
EXISTING SPOT ELEVATION	× 56
EXISTING CONTOUR	

ABBRE VIA TION ACP ASBESTOS CEMENT PIPE CATCH BASIN CB EXIST EXISTING INVERT MANHOLE MH STORM DRAIN

CAMINO DE LA PLAZA SITE <u>UNITED STATES</u> MEXICO

SCALE IN FEET

<u>**MCINITY MAP**</u> NO SCALE





NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BWP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

2. 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, DURISON 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

3. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE GITY'S STORM WATER STANDARDS.

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PEACTES (BMP⁴)S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT MIT THE APPROVED WATER OULLITY TECHNICAL REPORT.

5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE GALIFORMA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION (SURWICOB) ORDER NO. R9-2013-0001, WASTE DISCHARCE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.

6. IMPROVEMENTS ON ADJACENT PARCELS 1 AND 2 OF PARCEL MAP 19268 ARE ALLOWED PER THE "OVERALL RECORPOCAL EASEMENT AND COST SHARING AGREEMENT" FOR INTERNATIONAL GATEWAY OF LURICAS PER DOCUMENT #2001-0751836 RECORDED OCTORER 17, 2001, AND LATER MENDED.

7. THE ONLY EASEMENTS ON-SITE ARE FOR THE EXISTING SOGME FACULTIES. SINCE THEY ARE MEASURED FROM THE PHYSICAL LOCATION WHICH IS PARTIALLY UNDERGROUND THEY ARE NOT PLOTABLE.

8. PRIOR TO ANY WORK STARTING IN THE CITY OF SAN DIEGO RIGHT-OF-WAY, THE DEVELOPER SHALL APPLY FOR A "PUBLIC RIGHT-OF-WAY PERMIT FOR TRAFFIC CONTROL"

9. ARTIFICIAL LIGHTING USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.

10. THE FINAL DESIGN SHALL BE REVIEWED AND APPROVED BY THE STORM WATER DEPARTMENT TO THE SATISFACTION OF THE CITY ENGINEER DUE TO THE BUILDING BEING CONSTRUCTED OVER THE EXISTING PRIVATE STORM DRAIN.

11. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE

CURB DATA TABLE				
LINE & CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	
C1	35.06'	13° 23' 27"	150.00'	CURB & GUTTER TYPE G, SDG-151
C2	31.75'	3° 33' 40"	510.88'	CURB & GUTTER TYPE G, SDG-151
С3	8.93'	17° 03' 41"	30.00'	CURB & GUTTER TYPE G, SDG-151
C4	28.94'	138° 10' 45"	12.00'	CURB & GUTTER TYPE G, SDG-151
L1	86.80'	N54° 36' 45" W	-	CURB & GUTTER TYPE G, SDG-151

CONSTRUCTION NOTES:

- 1 AC PER SCHEDULE J PER SDG-113
- 2 STRUCTURAL PCC STREET SECTION PER SDG-113.
- 3 Contraction of the state of t
- 4 CURB AND GUTTER TYPE G PER SDG-151.
- 5 CURB RAMP TYPE A PER SDG-133.
- 6 TRUNCATED DOMES PER SDG-130.
- 7 RELOCATE EX, TRAFFIC SIGNAL BOX ADJACENT. (BY OTHERS)
- 8 PROTECT IN PLACE EX. TRAFFIC SIGNAL BOX.
- 9 PROTECT IN PLACE EX. TRAFFIC SIGNAL LIGHT.
- 10 RELOCATE EX. IRRIGATION CONTROL VALVES. (BY OTHERS)

GRADING DATA:

OTAL AMOUNT OF AREA TO BE GRADED	D:
ERCENT OF AREA GRADED: .	
OTAL AMOUNT OF AREA TO BE DISTUR	BED:
ERCENT OF AREA DISTURBED:	
MOUNT OF CUT:	
IAXIMUM DEPTH OF CUT:	
MOUNT OF FILL IN COASTAL AREA:	
IAXIMUM DEPTH OF FILL:	0.3 FT.
IAXIMUM HEIGHT OF FILL SLOPE(S):	NONE SLOPE RATIO
NAXIMUM HEIGHT OF CUT SLOPE(S):	NONE SLOPE RATIO
MOUNT OF EXPORT SOIL:	O C.Y.
ETAINING WALLS:	
	MAXIMUM LENGTH:
	MAXIMUM HEIGHT:



SILLMAN WRIGHT ARCHITECTS

7515 METROPOLITAN DR., SUITE 400 SAN DIEGO, CA 92108 TEL 619.294.7515 FAX 619.294.7592

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Prepaed By:

Stuart Engineering 7525 Metropolitan Drive,Ste.302 San Diego, CA. 92108 Tel. : (619) 296–9276 Castott Theorem 4 Uncom Contact: Thomas M. Henry E-mail: thenry@stuartengineering.com

Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit

Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173 Revision 5 Date:

03/18/16	Date:	4	Revision	i
01/14/16	Date:	3	Revision	I
08/06/15	Date:	2	Revision	Ì
04/14/15	Date:	1	Revision	Ì
08/21/14	te:	Da	Original	1
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Preliminary Grading Plan

Sheet	No.:		
	C)-	101
Sheet:	12	of	15

⋗ TTACHMENT **1**4

CONCEPT	PLANT SCHEDULE	QUANTITY	FORM	PUNCTION
B	<u>Energineen theres — xue 24°bon & 708 38°box</u> Thistania conferta / Brisbane Box	7	Evengheen 30'-45' htt	site and street trees
	eloneenno, Shrues — 100K, 5. on Calistemon Viennaus "Litle John" / Onixaf Weeping Bothlebrush Laucophilulai Fratiescend / Texas Saac	15	evengreen shrub Varies	on site at Building Front Building
Ø	<u>Orivadital Consist — 1005 1 041.</u> Janus Pateis / Calforma Gray Rush Lenas Consistants: Contro Prince' / Matter Bille Rye Longrad, Longrad, / Matter Bille Rye Mecontrus Singins Translatures / Matter Grass Manadericaa Roots / Oriza Roads	n	Clumping S-S ht	BUILDING FACADE
*	SMALL ACCENT ENGINES - NOW - 5 DAL Agame X belle (Low / Elle (Low Agame Alge Straka / Coral Alge Alge Straka / Coral Alge Carressas Semenweren / Want Tonken' TM / TMAY Tonker (Talam Cypress Echycena X / Nerreglaw / Attendation Echeveria	21	Accent 1'-5' ht	Building Facade
资	LAGGE ACCENT SHRIPES - NOOK - 8 GAL. AANNE AMERICANA 'BLUE GLOW' / BLUE GLOW ADANE AANNE DESERTI / OESERT AGANE ALOF FRINCY, HITTER, ALOE FHOMMUM X 'DARK DELIGHT' / PURPLE FLAX	7	Acchet/Upright 4º-7 ht	BLILDING FACADE
\odot	Large Schedning Shrings — Nick — 15 gn. Docomea Wecksa / Hopszed Bush Primus Carolinana 'Bricht 'n Trent' 'N 'rea' 'n Trent Carolina Lal	13 REL	evengreen shrub 4'-6' ht	Screening Shrues
0	LARGE ORMANISHING STRUE 1008 - 15 GA. Cupressus semperatives this token to / thy token italian cypress	7	Accent/Apprcht B'-12' ht	BULDING FACADE
	low shruns/pershnals — rox 1 gal ar 2016 5 gal Angoczatikos framdus / kangardo pan Linitana calara / linitana		evenaneen 2'-3' ht	BUILDING FACADE
	Ormanijital Orassi – Massing – 1005 – 1 Onl Gmeri Tamiliota / Herkelt's Socie Festanca Marie / Atlas Festale Helictotirchom Sempermens / Blue Can Grass		ollartns 2'−3' ht	Massing at Building Facade
	SPREADING CROUNDCOVER - 1005 FLATS & 3' O.C. Rosmarnus officialis "Prostratus" / Drive Rossmary Senedio Serpens / Senedio		spreading/energheen 1'—3' ht	GROUNDCOVER AT BUILDING
	COLUR (FROMOCOMER — 1005 FLATS (0 2' O.C. Calmotinga Spectrolis) / Prix Calmotina Cazima Richies Leucellena / Temeine Cazima Lantana Camara / Lantana Richimans Catricolis Processitus' / Dinnef Robeinary		SPREADING 8°18° ht	SPYREADING/EVERGIREEN
- 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000	NORTH-RE SIDE CE STREET - NOTMEN SHRUAY GROUND COMOR BACCHANIS PLAAARS 'TIMIN PEARS' / TIMIN PEARS CONTRE BRUSH Lantana, Chanara, 'Transfe' yellang' / Yellang Buckin Lantana Roga, N. Yesergot / Kozergen Roge			
	NORNT SDE OF STREET - LON SHOWING CRUIND COVER OMER DIVUSA / REDRELEY SEDIE SENECID MANDRUISCHE / BLUE FINGER			
		SHA[TOTAL 5 PERCEN	ULE INVO COMPORTE SCIERCEN RE PY PANELS DE <u>CALCUL</u> NOOF AREA HADE AREA ITAGE OF ROOF COVER	= 23,655 8Q.FT. = 11,908 8Q.FT.



All block, designs, and prongements indicated on these drowings are the property of JPEA, NC and ore intended to is used in contention with this quadity used for any purpose simplement other the writes consent of the orehitset.
AMAGENETIC AND SCALE OF SCALE AND SCALE OF SCALE AND SCA
VIRGINIA AVENUE PARKING STRUCTURE SAN YSIDRO, CA 92173
Proposed By: JPBLA, Inc. 403 Monchester Ane, Suite 201 Encinitics, CA. 92024 Fax: (760) 473-0644 Fax: (760) 473-0645 Contect: James Benedetti E-mail: jim@jbbla.com Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit Site Development Permit Project Address: 4575 Comino De La Plaza San Ysidro, Ca. 92173 Revision 5 Date: Revision 5 Date: Revision 3 Date: Revision 3 Date: Revision 1 Date: 08/06/15 Revision 1 Date: 08/06/15 Revision 1 Date: 08/06/15 Revision 1 Date: 08/21/14 Project No.: 375960 Sheet Titles: Landscape Development Plan
Sheet: 13 of 17



SUMMARY OF LANDSCAPE CALCULATIONS LANDSCAPE CALCULATIONS FOR SORRENTO OFFICE BUILDING

STREET TREES IN PUBLIC RIGHT-OF-WAY Langth of street 140 L.F. along Camino del la Plaza Street trees required 4, provided 3

STREET YARD Total Area 4,748 a.f. Total Area 4,748 s.t. Planting Area required 1,187 s.f., provided 1,190 s.f. Plant Polinia required 237.4, provided 250 Pointa achieved through Trees 81%

REMAINING YARD Total Area 754 s.f. Totsl Area 754 s.f. Planting Area required 226.2 s.f., provided 754 s.f. Plant Polnis negutined 37.7, provided 280 Points achieved through Trees & Shrubs 100%

VEHICULAR USE AREA (< 6,000 s.f.) Total Area 2,487 s.f. Planting Area required 124.9, provided 152 VUA outside Street Yand Total Area 0 s.f. Elond Poleto man street 0 stre. Plant Points required: 0 pts., provided 0 pts. Points achieved through Trees 0%



REMAINING YARD 754 SQ. FT.

VEHICULAR USE AREA 2,497 SQ. FT.

MAINTENANCE REEPONSIBILITY NOTE: THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDBCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED MA HEALTHY, MICONCUSIV GROWING CONDITION, AND SHALL RECEIVE RESULAR PHANING, RETLEVEN, MONTHAG AND TIMIANNO, BRIACHIO SHALL BA MAINTAINED HIA HEALTHY, MICONCUSIV GROWING CONDITION, AND SHALL RECEIVE RESULAR PHANING, RETLEVEN, MONTHAG AND TIMIANNO, BRIACHIO SHALL BA BOR RELATIVE MICONCUSIV GROWING CONDITION, AND SHALL RECEIVE RESULAR PHANING, RETLEVEN, MONTHAG AND TIMIANNO, BRIACHION SYSTEMS BHALL BE ANNO RAULTACTURED DESING STANDARDS AT ALL TIMES.

MANUPACTUREES DESING STANDARDS AT TALL TIRES. RENGATION HOTE: ALL FLANTING AREAS SHALL BE RRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL RRIGATED AREAS SHALL BERES INTERMENTED UNDERGROUND PIPED RRIGATION AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED RRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EXCENSION. STATE OF THE ART AUTOMATICALLY CONTROLLER WITH MASTER VALVE AND RAND SELTCHF CAVABLITIES. A REDUCED RESIDENT STATEMENT OF THE AND THE VALVE AND RAND SELTCHF CAVABLITIES. A REDUCED RESIDENT STATEMENT OF THE AND THE AND THE AND THE ART THE ART AUTOMATICAL ON HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE CONFERSATING DRIP MOL LOW PRECIPITATION RATE EQUIPMENT SHALLE BUSIN WHERE APPLICABLE ALL PRESSURVES DWINLING AND LATERALLINES WILL BE FINCE INFERE APPLICABLE ALL PRESSURVES DWINLING AND LATERALLINES WILL BE FINCE INFERE APPLICABLE ALL PRESSURVES DWINLING AND LATERALLINES WILL BE FINCENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.

- SHALL BE TRUDUED TO SUBJECT TO SU
- A RECHT SAMERER REID SAMERT OF TELL OF THRANE, UNDER OK THVINKS BINGL BE PLANTED WITH A RECHT SAMERER REID SAMERT DE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK ALL FUHTING HARDSCHREI DE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK IF ANY REISTRING HARDSCHREI DE NISHED BENCHTED ON THE APPROVED FUHANS ARE DAMAGED OR REIM/OPED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPARIED MICTORY REFULATED IN KIND AND BUCKULAUTI SIZE FREI THE APPROVED FUHANS BY THE OWNER/PERUITTEE ALL LANDECKE MITTERIALS SHALL BE PERUAMENTLY MAINTAINED IN A GROWING AND MEALTH'S DADITION AT ALL THREE. UNIT DE VERTIT THE ROADS ARE WIDEND, THE DOSTING AT APPROPRIATE TO MAINTAIN IN THE EVENT THE ROADS ARE WIDEND, THE DOSTING STREET THESE SHALL BE RELOCATED TO THE BATISFACTION OF THE CITY OF SAM DIEGO'S DEVELOPMENT SERVICES.

SERVICES. NO BRUSH MANAGEMENT SHALL BE BE REQUIRED FOR THIS PROJECT.

ENUM TREE REPARATION DISTANCE	
ROVEMENT	MINIMUM DISTANCE TO STREET TREE
AFFIC SIGNALS (STOP SIGN)	20 FEET
DERGROUND UTILITY LINES	8 FEET
OVE GROUND LITILITY STRUCTURES	10 FEET
MEWAY (ENTRIES)	10 FEET
ERSECTIONS (INTERSECTING CURE LINES OF 2	STREETS) 25 FEET
WER LINES	10 FEET

				/	/	1
		-				/
ATER USE DIAGRAM &	A	TER	USE	DIAGRA	M & /	/
ANDSCAPE WATER BUDGET	1V	DS	CAPE	WATER	BUDG	EΤ
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MAWA = (ETD) (0.62) [.45 LA + 0.3 x SLA] MAWA = (46.5) (0.62) [.45 x 1,657 + 0.3 x 0]	10	MAXIM	MAWA = (E MAWA = (4	ETo) (0.62) [.45 LA (6.5) (0.62) [.45 x 1	+ 0.3 x SLA]	
MAWA = 24,082 gel / yr			MAWA = 2	4,082 gal / yr		

HYDROZONE A - DRIP IRRIGATION 1.657 SQ. FT.

EXISTING TREES

THILL DAM

× 54.8







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Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit

Project Address: 4575 Carnina De La Plaza San Ysidro, Ca 92173 Revision 5 Date:

Revision 4 Date: Revision 3 Date: 08/04/17 Revision 2 Date: 08/06/15 Revision 1 Date: 04/14/15 Original Date: 08/21/14 Project No.: 375960 Sheet Titles:

> Landscape Calculations



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PROPOSED SIGNAGE DATA:

142.1215 - Types of Signs Proposed

Primary Signs

Wall Signs Secondary Signs Incidental Signs Directional Signs

Temporary Signs Banner Signs Permitted Primary Sign

Table 142-12B Permitted Primary Signs

Sign Types	Category A General Citywide Commercial and Industrial Zones	Category B CO and IP Zones	Category C CN and Commercial and Industrial Zones in the Coastal Overlay Zone	
Wall Signs (See regulations in Section 142.1225)	Minimum of One Sign per Establishment Number and square footage of wall signs is limited only by the area calculation which is based on establishment's arear within, and sizer speed limit. The permitted agor copy area is reduced by the difficient or of, projecting, or ground signs.	Minimum of One Sign per Exhibitishment Number und square i footage of wall signs in limited only by the area calculation which is based on exhibitinhment's speed mint. They have a permitted sign copy read is reduced by the choice of projecting or groupd signs, with a maximum display area limitation	Minuhami of One Sign per Evablishment Numbe-and square footage of woll signer limited only by the area calculation which is based on establishment's stream walt, public split-of- way width, and errore speed limit. The permitted sign copy errors is reduced by the choice of projecting of granda signer, with a maximum display area limitation	

142.1225 Wall Signs in Commercial and Industrial Zones

The following regulations apply to wall sopre in all commercial and industrial zor rige categories, unless otherwise indicated.

A minimum of one wall sign per establishment is permitted. Wall signs are permitted alone or in combinations with other primary signs; however, the maximum permitted wall sign area is decreased by the use of other primary signs.

(b) Table 142-12C provides the basis for calculating the wall sign copy area for establishments along a single street frontage. The permitted sign copy area based on the length of the establishment's instruct wall, the width of the adjacent public right-of-way, and the other types of signst located on the originary.

Public Right- of-way Width		Sign Category A	Sigw Category B	Sign Category C	
	Wall Signs Only, No Roof, Ground, or Projecting Signs	Wall Signs and One Ground Sign. No Roof or Projecting Signs	1) Wall Signs and Roof or Projecting Signs. No Ground Sign; or 2) Wall Signs on a Bailding with One High-rise Wall Sign	Wall Signs and Projecting Sign or Wall Signs and Ground Sign	Wall Signs and Projecting Sign or Wall Signs and Ground Sign
Public right- of-scor width 60 feet or less 0)	For wall sign copy area, multiply the establishment's street wall by 3 feet	For scall sign copy area, multiply the establishment's street scall by 1-1/4 feet	For wall stgn copy-area, multiply the establishment's street wall by 3/4 feet	Forwall sign copy area, multiply the establishment's streetwall by 3/4 foot	For wall sign copy area, multiply the establishment's streat wall by 3/4 feet
Public right- of-way width 60 feet or greater	For wall sign copy area, multiply the establishment's street wall by 3-3/4 feet	For wall sign copy erea, multiply the establishment's street wall by 1-1/2 feet	For wall sign copy area, multiply the establishment's street wall by 1 foot	For scall sign copy onea, multiply the establishment's street scall by 1 foot	For wald sign copy area, multiply the establishment's street wall by 1 foot
Maximum wall sign copy area	350 square feet	250 square feet	200 square feet	200 square feet	100 square fee
Minimum sealf sign copy area for each establishment	75 square feet or 25 percent of the total area of establishment's street wall, whichever is less	30 square feet or 25 percent of the total area of establishment's <i>street wall</i> , whichever is less	20 square fed or 25 percent of the total area of establishment's street wall, whichever is less	20 square feet or 25 percent of the total area of establishment's river wall, whichever is less	20 square feet or 25 percent of the total are of establishment' street wall, whichever is less

San Diego Municipal Code (8-2014)

Table 142-12H Maximum Allowances for Ground Signs

Maximum Allowances		Sign Categories		
		A	в	C
Permitted Sign Area (Based on the Width of the Adjacent Public Righ Street Speed Limit)	1-of-way and			
Public Right-of-way Width / Street Speed	Limit			
8 . 8	/15-20 MPH /25-30 MPH /35-45 MPH /50+ MPH	32 sf 50 sf 100 sf 150 sf	50 sf 50 sf 100 sf 150 sf	32 sf 50 sf 100 sf 100 sf
CAMIND DELA FLAZA	/15-20 MPH /25-30 MPH /35-45 MPH /50+ MPH	50 sf 100 sf 150 sf 200 sf	50 sf 100 sf 150 sf 150 sf	50 sf 100 sf 100 sf 100 sf
Freeway-oriented signs		300 sf	Not permitted	Not
Number of Signs per Street Frontage		_1	100	1
Street frontage greater than 250 feet (Where a presenteev of 4 sores or more front that abots a fewerory, the premises shall be sign tolming 250 square foct. If the premis than 250 foot of street frontage on a street freeway, two signs of 200 square foct each minimum of 100 feet shall be permitted).	allowed one wy has more that abuts a	One additional sign for each additional 250 feet of street frontage th		-
Maximum Height ⁽³⁾		30 ft	15 ft	8 ft
Freewuy-oriented ⁽⁷⁾		50 ft	Not Permitted	Not Permitted
Premises located within 100 feet of residential property ⁽⁰⁾	ly zoned	20 ft	15 R	8 ft
Visibility areas (see Section 113-0273)		3 ft	3 ft	3 ft

*SEE ELEVATIONS, SHEET A-200 & A-201
FOR SIGNAGE COLOR, LOCATIONS, AND
SIZES

SILLMAN WRIGHT architects

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Prepaed By: Sillman Wright Architects 7515 Metroplian Drive,Ste.400 San Diego, CA. 92108 Tel. : (619) 294-7515 Fax : (619) 294-7515 Gontact: Richard Badt E-mail: rhadt@sillmanwright.com
Project Name: Virginia Ave. Parking Structure Coastal Development Permit Site Development Permit
Project Address: 4575 Camino De La Plaza San Ysidro, Ca 92173
Revision 5 Date:
Revision 4 Date:
Revision 3 Date:
Revision 2 Date:
Revision 1 Date: FINAL 1/22/1
Original Date: 10/02/17
Project No.: 375960
Sheet Titles:

Signage Calculations





North Exterior	Elevation			
Stucco	622			
	367			
	110			
	277			
	224			
		SLATOTAL	1600	22%
Fabric	2981			
		SUBTOTAL	2981	42%
Metal Screen	2069			
		SUBTOTAL	2059	29%
MetalTrim	288			
Glass Glass	135			
Gass	65			
		SURTOTAL	488	7% 100%
			TOTAL	7138

SILLMAN WRIGHT ARCHITECTS

7515 ACTROPOLITATI DR. SUITE 400 SAF1 DICO, CA 92108 TL 619294.7515 RA(610.204.7592

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Revision 2 Date:

Original Date:

Project No.:

Sheet Titles:

Sheet No.:

Revision 1 Date: FINAL 1/22/1

Building Material Calculations

BMC-201

10/02/17

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