



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 18, 2018 REPORT NO. PC-18-065

HEARING DATE: October 25, 2018

SUBJECT: AMC Amendment. Process Four Decision

PROJECT NUMBER: [569517](#)

OWNER/APPLICANT: HCP-CCI Palm Promenade, LLC

SUMMARY

Issue: Should the Planning Commission approve amendments for the shopping center including an AMC Movie theater located at 770 Dennery Road in the Otay Mesa Community Plan area?

Staff Recommendations:

1. CERTIFY Addendum No. 569517 to Environmental Impact Report No. 92-0647/SCH No. 92111021 and ADOPT the Mitigation, Monitoring, and Reporting Program (MMRP);
2. APPROVE Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309 (amending Planned Commercial Development Permit and Resource Protection Ordinance No. 92-0736 and Conditional Use Permit No. 96-7758);
3. APPROVE Tentative Map No. 2005308 and WAIVE undergrounding of existing offsite overhead utilities.

Community Planning Group Recommendation: On October 4, 2018, the Otay Mesa Community Planning Group voted 15-0 to recommend approval of the project with no recommendations or conditions (Attachment 10).

Environmental Review: [Addendum No. 569517 to Environmental Impact Report \(EIR\) No. 92-0647/SCH No. 99111021](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project that reduce all of the potential impacts to resources identified in the initial review to below a level of significance. Impacts were identified to Transportation/Circulation and Air Quality.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement

The project is a commercial development and would not have an impact on the provision of housing.

BACKGROUND

The Palm Promenade shopping center bounded by Palm Avenue to the north, Dennery Road at the east, an apartment complex and Del Sol Boulevard to the south, and Interstate 805 to the west was first permitted in 1992 by the City of San Diego. The center is generally divided into three areas, and the 17.53-acre subject property is the middle portion of the larger shopping center. The center contains both large and small retail, grocery, restaurant, and related commercial uses, with surface parking lots located primarily along the Dennery Road frontage. Access to the site is from signalized and unsignalized intersections along Dennery Road and an unsignalized access from Palm Avenue.

On October 12, 1993 the City Council of the City of San Diego approved Planned Commercial Development (PCD), Land Development Permit (LD), Resource Protection Ordinance (RPO) and Conditional Use Permit (CUP) No. 93-0736, which allowed for the development of a 617,000 square foot (gross floor area) commercial retail center and related public and private improvements on a 59.4 acres portion of an 88-acre site. Environmental Impact Report (EIR) No. 92-0647 was certified along with the approval of the permits, with mitigation required for a number of impacts, including biological resources and traffic/transportation (cumulative).

On January 22, 1998 the City Council approved CUP and PCD No. 96-7758 that amended the permits approved in 1993 to implement finish grading activities on portions of an improved 17.5-acre site within the shopping center to accommodate the construction of a maximum 107,250-square-foot, 24-plex AMC movie theater. This theater was in place of approximately 167,800 square feet of retail uses. An Addendum to EIR No. 92-0647 was approved for this action that determined there were no new or more severe impacts beyond those identified in the 1993 EIR.

The site has been fully developed consistent with the 1993 and 1998 approvals. It is designated in the Otay Mesa Community Plan as Regional Commercial use, and is zoned as Community Commercial (CC-1-3).

DISCUSSION

Project Description:

The project would demolish 32,262 square feet of the existing theater, and construct 72,736 square feet of retail/restaurant space within the project site. The combined square footage of the reduced theatre space (75,988 square feet) and proposed retail/restaurant space (73,044 square feet) would

be 148,032 square feet, which would be less than the 167,800 square feet approved for replacement under the 1997 Addendum. As such, the proposed retail space to be constructed by the project would fall below the originally approved retail square footage amount. The 1997 Addendum allowed for the replacement of 167,800 square feet of approved retail space within the larger Palm Plaza Walmart project (617,000 square feet of commercial space) with 107,250 square feet of theater space.

New construction would include the following buildings (Attachment 13):

- "Retail A" located to the north of the remaining AMC theater consisting of 45,000 square feet;
- "SHOP 1" and "SHOP 2" located between the remaining AMC theater and "Retail A" consisting of 6,500 and 4,500 square feet, respectively;
- "SHOP 3" located west of the remaining AMC theater consisting of 6,935 square feet.
- "PAD A" and "PAD B" located adjacent to Dennery Road and the site access driveway consisting of 4,801 and 5,000 square feet, respectively.

Access to the project site would be the same as the existing condition, with the entrance located along Dennery Road. Internal roadways would be reconfigured to allow for vehicular access to Pads A and B. On-site surface parking would be reconfigured in order to accommodate the proposed buildings, resulting in a total of 1,290 parking spaces.

Approximately 8.5 acres of the 17.5-acre site would be graded in preparation for construction. This would require approximately 3,500 cubic yards of cut to a 6-foot maximum depth, and 8,600 cubic yards of fill, resulting in a net import of 5,100 cubic yards of soil. The maximum height of cut slopes would be 5.5 feet at a 2:1 slope ratio. The maximum height of fill slopes would be 3.5 feet at a 2:1 slope ratio. Five retaining walls would be incorporated throughout the project site, for a total length of 750 feet. The maximum height of the retaining walls would be 9.5 feet.

All landscape and irrigation within the project site would conform to the standards of the City of San Diego (City) landscape regulations and the Land Development Manual Landscape Standards.

The project site is currently served by existing water, sewer and storm drain lines. However, the project would include construction of additional water, sewer and storm drain lines in order to adequately serve the new development. The new water, sewer and storm drain utilities would connect to existing utilities, would be privately maintained, and would be underground.

Required Approvals:

Approval of a PDP and SDP is required to amend the PCD/LD/RPO/CUP No. 93-0736 and PCD/CUP No. 96-7758. The City no longer processes PCD, LD, or RPO permits, so revisions to those permits are processed through current permit types. Approval of a CUP (amending CUP No. 96-7758) is required per SDMC Section 141.0623 to for a movie theater exceeding 5,000 square feet. A Tentative Map is required to consolidate the existing seven (7) parcels into one, and then resubdivide into six (6) parcels. The new parcels would range in size from .29 acres to 10.78 acres. There are existing off-site overhead utilities abutting the project site along Dennery Road. Pursuant to SDMC Section

144.0240, the applicant has requested a waiver of the requirement to underground these utilities. The project qualifies for the waiver in accordance with SDMC Section 144.0242(c) as regardless of the conversion, a large transmission line (60,000 volts or larger) would still remain overhead.

General Plan/Community Plan Analysis

The proposed project is consistent with the goals and policies of the General Plan and Otay Mesa Community Plan. The project site has a land use designation of Regional Commercial, which allows for a variety of commercial and retail uses that serve the surrounding region. The proposed project would demolish a component of the existing theater and construct 73,044 square feet of retail/restaurant space within the project site. The addition of new retail and restaurant space would be consistent the Regional Commercial land use designation and would help implement the Community Plan land use goals by providing diversified commercial uses that serve community and regional needs.

Consistent with the policies of the Urban Design Element, the proposed project would provide landscaping within parking areas to enhance aesthetics and minimize impacts to connectivity. A landscaped pedestrian pathway would be maintained that connects the proposed restaurant space located adjacent to Dennerly Road (Building Pad A) with the existing theater. Additionally, the proposed project continues to locate loading areas within the rear of project areas to not distract from the streetscape. Consistent with the Sustainability policies of the Urban Design Element, the project incorporates best management practices to prevent storm water runoff onto the adjacent hillside areas to the west.

Environmental Analysis:

Addendum to Environmental Impact Report No. 92-0647/SCH No. 92111021 has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation and Monitoring Reporting Program (MMRP) is proposed and has been made a condition of the project (Attachment 4).

CONCLUSION

Staff has reviewed this project and supports that the project conforms to the purpose and intent of the applicable Land Development Code regulations, including the policies and guidelines of the Otay Mesa Community Plan, and can support the draft findings included in Attachment 5.

ALTERNATIVES

1. Approve PDP No. 2005311, CUP No. 2012794, SDP No. 2005309, and Tentative Map No. 2005308 with modifications;
2. Deny PDP No. 2005311, CUP No. 2012794, SDP No. 2005309, and Tentative Map No. 2005308 if the findings required to approve the project cannot be affirmed

Respectfully submitted,


P.J. Fitzgerald
Assistant Deputy Director
Development Services Department
Martha Blake
Development Project Manager
Development Services Department

LOWE/MKB

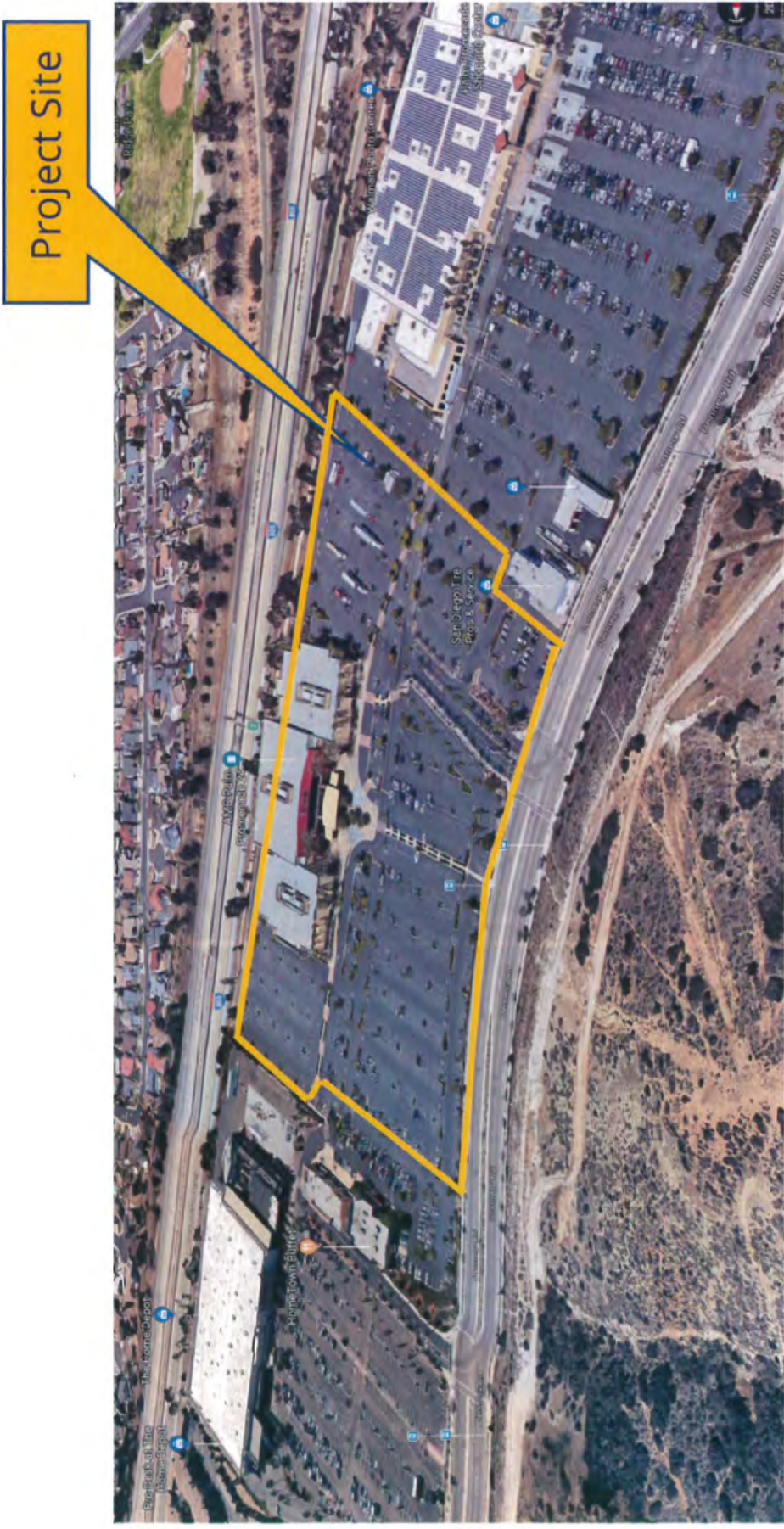
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Environmental Resolution with MMRP
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Resolution Approving Tentative Map
8. Draft Tentative Map Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Copy of Recorded/Existing Permit PCD/LD/RPO/CUP No. 92-0736
12. Copy of Recorded/Existing Permit CUP/PCD No. 96-7758
13. Site Plans



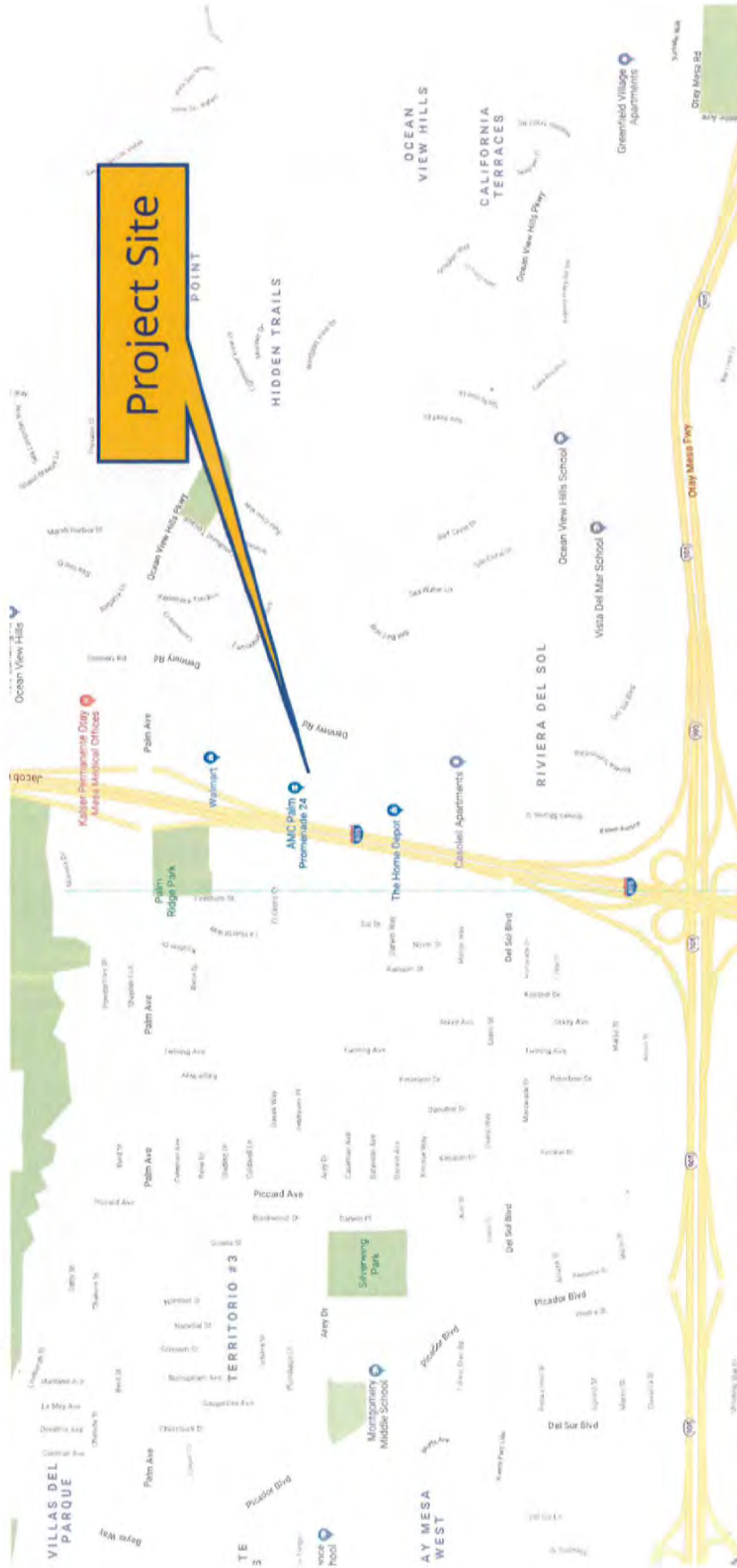
Aerial Photo
AMC Amendment/770 Dennery Road
PROJECT NO. 569517





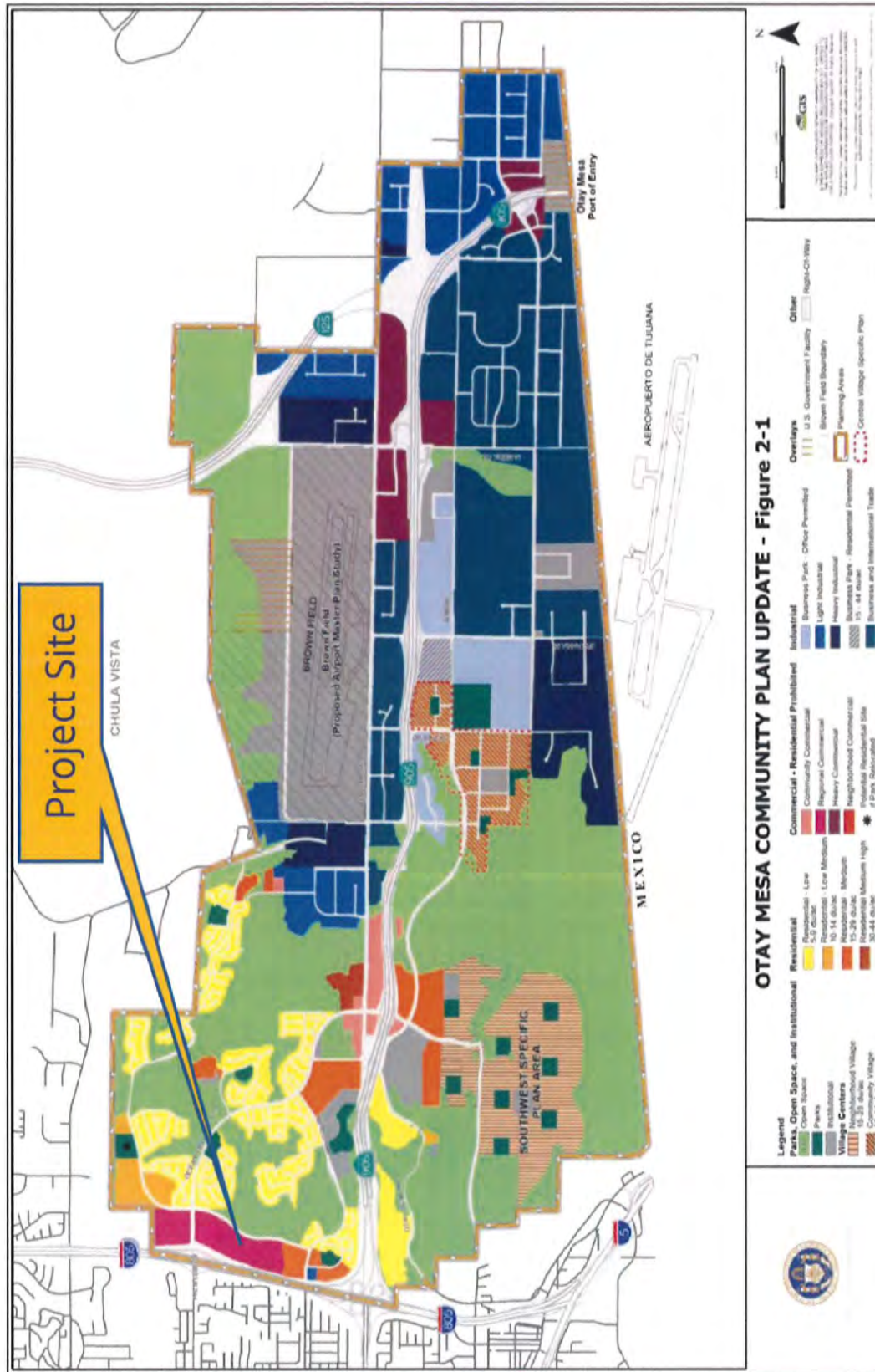
Aerial Photo
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Project Location Map
 AMC Amendment/770 Dennerly Road
 PROJECT NO. 569517





Community Plan Land Use Map

AMC Amendment 770 Dennerly Road

PROJECT NO. 569517



RESOLUTION NUMBER R-

ADOPTED ON OCTOBER 25, 2018

WHEREAS, on September 17, 2017, HCP-CCI Palm Promenade, LLC submitted an application to Development Services Department for a Tentative Map, Site Development Permit, Planned Development Permit, and Conditional Use Permit for the AMC – Amendment project (Project); and

WHEREAS, on October 25, 2018, the Planning Commission adopted Resolution No. _____, Adopting EIR Addendum No. 569517, a copy of which is on file in the Department of Development Services 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 September 17, 2017, HCP-CCI Palm Promenade, LLC 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

NOW, THEREFORE,

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 No._92-0647 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 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. 92-0647 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. 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: Mara W. Elliot, City Attorney

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

TENTATIVE MAP NO. 2005308, SITE DEVELOPMENT PERMIT NO. 2005309, PLANNED DEVELOPMENT PERMIT NO. 20055311, AND CONDITIONAL USE PERMIT NO. 2012794

PROJECT NO. 569517

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact No. 92-0647 shall be made conditions of Tentative Map No. 2005308, Site Development Permit No. 2005309, Planned Development Permit No. 20055311, and Conditional Use Permit No. 2012794 as may be further described below.

**V. MITIGATION, MONITORING, AND REPORTING PROGRAM
INCORPORATED INTO THE PROJECT**

The AMC-Amendment project shall be required to comply with applicable mitigation measures outlined within the Mitigation, Monitoring, and Reporting Program (MMRP) of the previously certified EIR (EIR No. 92-0647; SCH No.: 92111021) and the project-specific geological and hydrological technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/information/standtemp>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This project, Project Tracking System (PTS) Number 180219 and/or Environmental Document Number 180219, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: **Not Applicable**

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Air Quality	Grading Plan	Prior to Grading
Bond Release	Request Letter for Bond Release	Final MMRP Inspections Prior to Bond Release

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

AIR QUALITY

Mitigation IV.E.1: Prior to approval of a land development permit, the grading plans shall be reviewed by the City Engineer to assure that appropriate dust control measures are proposed. The developer shall comply with all San Diego Air Pollution Control District measures regarding control of nuisance from the generation of dust and fumes during construction. Dust control measures capable of attaining dust control efficiencies of 75 percent shall be implemented. Measures shall include: (1) twice-daily watering of disturbance areas, and (2) chemical stabilization of off-road haul routes. Implementation of these measures shall be confirmed during periodic inspections by the Field Engineering Division during the grading operations.

TRAFFIC/CIRCULATION

Mitigation TRAF-1: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the installation of a right-turn overlap signal phasing at the eastbound approach to the intersection of Palm Avenue/Dennery Road, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to first occupancy.

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

PLANNED DEVELOPMENT PERMIT NO. 2005311
CONDITIONAL USE PERMIT NO. 2012794
SITE DEVELOPMENT PERMIT NO. 2005309
AMC AMENDMENT - PROJECT NO. 569517
(AMENDMENT TO PCD NO. 92-0736 and CUP NO. 96-7758)

WHEREAS, HCP-CCI PALM PROMENADE, LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish portions of an existing movie theater, construct 73,044 square feet of new commercial space, and for the consolidation of seven lots and the resubdivision into six lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309), on portions of a 17.53-acre site;

WHEREAS, the project site is located at 770 Dennerly Road, in the Commercial-Community Zone (CC-1-3), Airport Influence Area (Review Area 2), and the FAA Part 77 Notification Area of the Otay Mesa Community Plan area;

WHEREAS, the project site is legally described as Lots 3, 4, 5, 6, 14, 16, and 17 of Palm Promenade in the City of San Diego, County of San Diego, according to Map thereof No. 13071, filed in the Office of the County Recorder of the County Recorder of San Diego County, November 23, 1993;

WHEREAS, on October 25, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309, 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, that it adopts the following findings with respect to Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The Otay Mesa Community Plan designates the area for Regional Commercial use, providing "a wide variety of uses including commercial service, civic, retail, office, and limited industrial uses". The Commercial Element of the community plan calls for the property to "continue to support commercial uses that are regional in nature." The proposed project would demolish 32,262 square feet of the existing movie theater and construct 73,044 square feet of new retail uses and would maintain the regional commercial characteristic of the property, consistent with the land use plan. Repurposing a portion of the theater space would allow the center to respond to current commercial market trends so that it can continue to support viable commercial uses to serve the region.

Surrounding land use designations include Interstate Highway 805 to the west, Regional Commercial to north and south, and Open Space to the east across Dennery Road. The project proposes demolishing an existing 32,262 square feet and construction of 73,044 square feet of Regional Commercial uses in a center that has been used for this purpose since it was constructed in 1993 and would continue to be compatible with surrounding uses.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The 17.53-acre site, comprised of 6 proposed reconfigured contiguous lots (reduced from 7 lots), includes a 32,262-square-foot. portion of the existing theater that will be demolished and replaced with commercial shops, parking, and landscaping. Other portions of the property currently used for parking will be reconfigured with new separate buildings for retail and restaurant uses that will service regional needs. Surrounding the properties are Interstate Highway to the west, Regional Commercial to the north and south, and Open Space to the east across Dennery Road. Reconfiguration and expansion of the buildings would break up large areas of expansive parking lot, creating more attractive street frontages by bringing buildings forward to the street where parking currently exists, resulting in improved aesthetics to the community and reducing heat islands. The permit controlling the

development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing, working, and/or visiting in the area. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with all regulations.

Therefore, the project will 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 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 has been designed to meet the regulations of the CC-1-3 Zone, including, but not limited to, floor area ratio, setbacks, building height, and landscaping regulations. The new reconfiguration will bring the subject property into compliance with current codes, and the project is not requesting any variances or deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits

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

See Planned Development Permit Finding A.1.a. above

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

See Planned Development Permit Finding A.1.b. above

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

The project has been designed to meet the regulations of the CC-1-3 Zone, including, but not limited to, floor area ratio, setbacks, building height, and landscaping regulations. No deviations are requested. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The 17.53-acre project site is currently developed with an existing 107,250 square-foot AMC multi-plex movie theater with parking adjacent to Dennery Road. The project site is designated for Regional Commercial land use by the Otay Mesa Community Plan and is zoned CC-1-3, which allows for a variety of commercial uses and is intended to accommodate development with an automobile orientation. The proposed use is appropriate because it will allow the continued utilization of the property for regional and community serving commercial uses with an automobile orientation. The development is located along a four-lane major street with access to Interstate Highway 805 via a nearby six-lane Prime Arterial, all of which can accommodate the traffic that would be generated by the development.

C. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

See Planned Development Permit Finding A.1.a. above

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

See Planned Development Permit Finding A.1.b. above

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

See Conditional Use Permit Finding B.1.c. above

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned

ATTACHMENT 5

Development Permit No. 2005311, Conditional Use Permit No. 2012794, and Site Development Permit No. 2005309, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: October 25, 2018

IO#: 24007439

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: 24007439

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2005311
CONDITIONAL USE PERMIT NO. 2012794
SITE DEVELOPMENT PERMIT NO. 2005309
AMC AMENDMENT - PROJECT NO. 569517
(AMENDMENT TO PCD NO. 92-0736 and CUP NO. 96-7758)
PLANNING COMMISSION

This Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794 Site Development Permit No. 2005309, and Tentative Map No. 2005308, amending Planned Commercial Development Permit, Conditional Use Permit, and Resource Protection Ordinance No. 92-0736 and Conditional Use Permit No. 96-7758 is granted by the Planning Commission of the City of San Diego to, HCP-CCI Palm Promenade, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0601, 126.0301 and 126.0501. The 17.53-acre site is located at 770 Dennerly Road in the CC-1-3 zone within the Otay Mesa Community Plan area, Airport Influence Area (Review Area 2), and the FAA Part 77 Notification Area. The project site is legally described as Lots 3, 4, 5, 6, 14, 16, and 17 of Palm Promenade in the City of San Diego, County of San Diego, according to Map thereof No. 13071, filed in the Office of the County Recorder of the County Recorder of San Diego County, November 23, 1993.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish 32,262 square feet of an existing 107,250-square-foot theatre building and construct 73,044 square feet of new commercial space, for a total building area of 148,032 square feet, and the consolidation of seven lots and the resubdivision into six lots, as described and identified by size, dimension, quality, type, and location on the approved exhibits [Exhibit "A"] dated October 25, 2018, on file in the Development Services Department.

The project shall include:

- a. Demolition of 32,262 square feet of an existing 107,250-square-foot theatre building and construction of 73,044 square feet of new commercial space, for a total building area of 147,724 square feet;
- b. Consolidation of seven (7) lots and resubdivision to six (6) lots;

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 November 8, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. §

1531 et seq.).

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

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in the Addendum to Environmental Impact Report No. 92-0647 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as the Addendum to Environmental Impact Report No. 92-0647, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Transportation/Circulation
- Air Quality

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation or provide an FAA Determination of No Hazard to Air Navigation.

GEOLOGY REQUIREMENTS:

16. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services.

17. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

ENGINEERING REQUIREMENTS:

18. The Planned Development Permit, Site Development Permit, and Conditional Use Permit shall comply with all conditions of the Final Map for Tentative Map No. 2005308.

19. 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.

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

21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall reconstruct the damaged portions of the existing curb and gutter per current city standards, adjacent to the site on Dennery Road, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall reconstruct existing two curb ramps at the project's entrance on Dennery Road, per current city standards, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape and irrigation encroaching over city easements and in the Dennery Road public right of way.

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

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

27. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

29. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or

portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

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

31. Prior to issuance of any engineering permits for right-of-way 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.

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

33. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the 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.'

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

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

PLANNING/DESIGN REQUIREMENTS:

36. 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.

TRANSPORTATION REQUIREMENTS:

37. Owner/Permittee shall maintain a minimum of 1,288 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

38. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the installation of a right-turn overlap signal phasing at the eastbound approach to the intersection of Palm Avenue/Dennery Road, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. The proposed development is currently subject to the following reimbursement fees:

- The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6.0% simple interest from March 12, 2008 (21351-D-O).
- The South San Diego/Otay Mesa Water Reimbursement fee of \$737.00 per EDU for Zone 490 plus 6.0% interest from December 5, 2000 (30867-D-A).

40. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.

41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPD's are typically located 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.

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway,

and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

43. 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.
44. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
45. All on-site water and sewer facilities shall be private.
46. No new 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.
47. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for any existing improvements that does not have EMRA such as, private sewer line, medians and landscaping in public water easement and proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.

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 25, 2018 and Resolution No. _____.

PLANNED DEVELOPMENT PERMIT NO. 2005311/CONDITIONAL USE PERMIT NO. 2012794/
SITE DEVELOPMENT PERMIT NO. 2005309
Date of Approval: October 25, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

HCP-CCI Palm Promenade, LLC
Owner, and Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2005308

AMC AMENDMENT - PROJECT NO. 569517 [MMRP].

ADOPTED BY RESOLUTION NO. R-_____ ON OCTOBER 25, 2018

WHEREAS, HCP-CCI, LLC, a Delaware limited liability company, Subdivider, and Michael Nasland, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 2005308) for the AMC Amendment project to demolish portions of an existing movie theater, construct 73,044 square feet of new commercial space, for the consolidation of seven parcel and the resubdivision into six parcels, and to waive the requirement to underground existing offsite overhead utilities. The project site is located the project site is located at 770 Dennery Road, in the Commercial-Community Zone (CC-1-3), Airport Influence Area (Review Area 2), and the FAA Part 77 Notification Area of the Otay Mesa Community Plan area. The property is legally described as Lots 3, 4, 5, 6, 14, 16, and 17 of Palm Promenade in the City of San Diego, County of San Diego, according to Map thereof No. 13071, filed in the Office of the County Recorder of the County Recorder of San Diego County, November 23, 1993;

WHEREAS, the Map proposes the consolidation of seven (7) lots and resubdivision into six (6) lots of a 17.53-acre site; and the requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242(c) Waiver of the requirements to underground privately owned utility systems and services facilities; and whether regardless of the conversion, a large transmission line (60,000 volts or larger) would still remain overhead; and

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

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) in that regardless of a conversion, a large transmission line (60,000 volts or larger) would still remain overhead; and

WHEREAS, on October 25, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 2005308, and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2005308:

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

The proposed lot consolidation and resubdivision of seven lots into six does not adversely affect the adopted Otay Mesa Community Plan. The land is currently zoned as CC-1-3, which is designated for community-serving commercial and retail services, with an auto orientation. The proposed project proposes demolitions and new construction of portions of an existing commercial shopping center. The project shall meet all of the development standards within the San Diego Municipal Code (SDMC) Chapter 13. The subject property is located in an area identified Regional Commercial in the Otay Mesa Community Plan.

No deviations are requested or proposed as part of the development proposal. The Project will be consistent with the policies of the Otay Mesa Community Plan, as well as with applicable policies contained in the General Plan, and therefore the proposed subdivision and its design and

improvements will be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed lot consolidation and resubdivision complies with the CC-1-3 zoning and development regulations. The project will maintain the existing use as a commercial and retail services shopping center with an auto orientation. No deviations are proposed or required for the proposed development. The project shall meet all of the development standards within the LDC.

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

The land is currently zoned as CC-1-3 which is intended to accommodate community-serving commercial and retail services, with an auto orientation. The site is currently developed consistent with that designation, and the proposed project would also be consistent with the zone. The project shall meet all of the development standards within the San Diego Municipal Code (SDMC) Chapter 13. As noted in Tentative Map Finding No. 1, the project will maintain the existing use which is consistent with both the zoning of the site and the Otay Mesa Community Plan designation for the site. Therefore, the project site is physically suitable for the type and density of development.

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

When the original development was approved in 1998, the site did contain sensitive biological resources, and mitigation measures were required under the original approval. That approval resulted in a full buildout of the site and permitted impacts (with mitigation) to sensitive biological resources have left the site with no such resources. Therefore, the project as proposed would not be likely so result in damage or impacts to fish or wildlife or their habitats.

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

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by the City to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The proposed project site does not contain any such easements through or for use of the property. Therefore, no conflicts with any such easements would result.

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

The proposed Project would consolidate seven parcels and resubdivide into six in the CC-1-3 zone. The use is existing and proposed uses are consistent with the underlying zone and community plan designation. Partial demolition and new construction is proposed on site, utilizing the proposed six parcels.

The proposed six parcels and related development within an existing commercial shopping center will not impede or inhibit any future passive or natural heating and cooling opportunities. The subject and surrounding properties are developed with setbacks from lot lines and these setbacks are expected to be maintained. In addition, there is ample surface parking area and roads around the perimeter of the project site that allow for both air and sunlight to reach all properties. Therefore, the potential and opportunity for passive or natural heating and cooling opportunities or the implementation of sustainable building features, such as photovoltaic systems would be provided to the extent feasible with this proposed consolidation and resubdivision.

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

The proposed Project would consolidate seven parcels and resubdivide the property into six parcels in the CC-1-3 zone. The existing proposed uses are consistent with the underlying zone and community plan designation. Partial demolition and new construction is proposed on site, utilizing the proposed six parcels.

There are no residential housing units associated with the current commercial development, nor are any proposed. Therefore, there would be no additional demand for public services or impacts to fiscal or environmental resources associated with the lot consolidation and resubdivision at the shopping center.

BE IT FURTHER RESOLVED, that based on the Findings herein before adopted by the Planning Commission, Tentative Map No. 2005308, hereby granted to HCP-CCI Palm Promenade, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By

Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007439

DRAFT

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 2005308

AMC AMENDMENT - PROJECT NO. 569517 [MMRP].

ADOPTED BY RESOLUTION NO. R-_____ ON OCTOBER 25, 2018

GENERAL

1. This Tentative Map will expire November 8, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. The Tentative Map shall conform to the provisions of Planned Development Permit No. 2005311, Site Development Permit No. 2005309 and Conditional Use Permit No. 2012794.
4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AIRPORT

5. Prior to recordation of the Tentative Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

6. The Tentative Map shall comply with the conditions of Planned Development Permit No. 2005311, Site Development Permit No. 2005309 and Conditional Use Permit No. 2012794.
7. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install three (3) new street lights adjacent to the site on Dennery Road.

8. The Subdivider shall reconstruct the damaged portions of the existing curb and gutter per current city standards, adjacent to the site on Dennery Road, satisfactory to the City Engineer.
9. The Subdivider shall reconstruct the damaged portions of the sidewalk per current city standards, adjacent to the site on Dennery Road, satisfactory to the City Engineer.
10. The Subdivider shall reconstruct existing two curb ramps at the project's entrance on Dennery Road, per current city standards, satisfactory to the City Engineer.
11. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape and irrigation encroaching over city easements and in the Dennery Road public right of way.

MAPPING

12. A Parcel Map is required to consolidate and subdivide the ownership interest as a condition of the Tentative Map.
13. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide Parcels/Lots shall be recorded in the office of the County Recorder.
14. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the office of the San Diego County Recorder.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.

15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

17. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

WATER

18. Prior to the recording of the Parcel Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.
19. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
20. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
21. All on-site water and sewer facilities shall be private.
22. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24007439



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

Community Planning Committee Distribution Form Part 2

Project Name: AMC AMENDMENT		Project Number: 569517	Distribution Date: 9/19/2017
Project Scope/Location: OTAY MESA - (Process 4) Amendment to PCD No. 92-0736 and Conditional Use Permit No. 96-7758, Tentative Map and Site Development Permit for the demolition of 27,605 sq ft of the northern wing of existing AMC theater and the construction of 72,735 sqft of new commercial spaces and the adjustment of Lot Lines for a reduction of 7 lots to 6 lots at at 770 Dennery Road. The 17.53 acre site is located in the CC-1-3 base zone of the Otay Mesa Community Plan Area. Council District 8.			
Applicant Name: AMC - Amendment TM/CUP/SDP/PDP		Applicant Phone Number:	
Project Manager: Rene Mezo	Phone Number: (619) 446-5001	Fax Number: (619) 446-5245	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Rob Hixson III		TITLE: Planning Group Chair	
SIGNATURE: Rob Hixson III		DATE: 10/4/18	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 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.			



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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

The Shops at AMC Palm Promenade

Project Address:

770 Dennery Road, San Diego, CA 92154

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

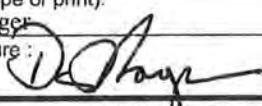
Project Title: The Shops at AMC Palm Promenade	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? DE
 Corporate Identification No. 6185364
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**
 ☐ Yes
 ☒ No

Corporate/Partnership Name (type or print): HCP-CCI Palm Promenade, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 4340 Von Karman Ave., Suite 110 City/State/Zip: Newport Beach, CA 92660 Phone No: (949) 474-0440 Fax No: (949) 474-0330 Name of Corporate Officer/Partner (type or print): Dana Haynes Title (type or print): Manager Signature :  Date: August 31, 2018	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: () Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
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Recording requested by
and mail to: Permit, Intake
City of San Diego
Planning Department
202 C Street, M.S. 4C
San Diego, CA 92101-2864

675 NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO
OR POSSESSION THEREOF.

PLANNED COMMERCIAL DEVELOPMENT PERMIT, LAND DEVELOPMENT PERMIT,
RESOURCE PROTECTION ORDINANCE PERMIT AND CONDITIONAL USE PERMIT
NO. 92-0736

PALM PLAZA - WALMART



CITY COUNCIL

This Planned Commercial Development (PCD) Permit, Land Development (LD) Permit, Resource Protection Ordinance (RPO) Permit and Condition Use Permit (CUP) No. 92-0736 is granted by the Council of The City of San Diego to GATLIN DEVELOPMENT COMPANY, Owner/Permittee, pursuant to Section 101.0910 of the Municipal Code of The City of San Diego.

1. Permission is granted by the City Council to Owner/Permittee to construct, operate and maintain a commercial retail center and related public and private improvements and facilities as described herein by this permit on a 59.4 acre portion of the subject 88-acre vacant site located at the southeast corner of I-805 and Palm Avenue in the CA Zone of the Otay Mesa-Nestor Community Plan area.
2. The permit shall consist of the following facilities and related site improvements:
 - a. Construct, operate and maintain a regional commercial retail center (consisting of a maximum total of 617,000 square feet of gross floor area) including two major anchor tenants, various smaller retail tenant development building pads, related site landscaping and various public and private improvements necessary to serve the development on portions of the subject 88-acre site as identified by size, location and dimension on the approved Exhibit "A," dated October 12, 1993, on file in the Planning Department;
 - b. Site landscaping and other improvements;
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the Planning Director.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property (Tentative Map No. 92-0736). Rezoning of the subject property from A-1-10 to CA (commercial) shall become effective with the recordation of the subdivision map associated with this project/permit.
4. Off-street parking spaces shall be maintained on the property at all times in the approximate location shown on

ORIGINAL

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Exhibit "A," dated October 12, 1993, on file in the office of the Planning Department. Parking spaces shall be consistent with San Diego Municipal Code Chapter X, Article 1, Division 8, and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked accordingly at all times.

5. No permit for the construction or occupancy of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department;
 - b. The permit is recorded in the office of the County Recorder.
6. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated October 12, 1993, on file in the office of the Planning Department. No changes, modifications or alterations shall be made unless appropriate applications, Findings of Substantial Conformance or amendment of this permit shall have been granted.
7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated October 12, 1993, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.
8. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
9. The effective date of this permit shall be the effective date of the concurrent rezoning case. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Municipal Code section 101.0910(M). Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.

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10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
11. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Director; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City; or
 - d. The property included within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
12. This permit may be canceled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by The City of San Diego or Permittee.
13. 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.
14. Primary signage, as addressed, shall conform to the project's approved sign plan, part of Exhibit "A," dated October 12, 1993. Secondary signage not specifically addressed in the sign plan shall comply with the relevant sections of Municipal Code Chapter X, Article 1, Division 11.
15. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
16. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
17. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on the approved Exhibit "A," shall be permitted by an Encroachment Permit obtained from the City Engineer.

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18. The permittee/applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
19. 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.
20. Curb-return-type access shall be permitted only at signalized locations; standard City commercial driveways must be utilized for all other locations.
21. The applicant/developer shall provide evidence that a mutual-/reciprocal-access agreement exists between the proposed parcels on this site as illustrated on the associated Tentative Map No. 92-0736.
22. Prior to the issuance of any building permits, the applicant shall:
 - Ensure that building address numbers are visible and legible from the street fronting the property (Uniform Fire Code (UFC) 10.208).
 - Show the location of all fire hydrants on the plot plan (UFC 10.301).
 - Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
 - Provide temporary street signs for street "A."
 - Post indicator valves, Fire Department connections, and alarm bell are to be located on the address/access side of the structure (UFC 10.301).
 - Install fire hydrants at locations satisfactory to the Fire Department and City Engineer.
 - If more than two (2) fire hydrants are located on a dead-end main, then a dual-fed system shall be installed.
23. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits. Development on any property within this site shall pay the fees as set by the City Council and in effect in the community at the time of building permit issuance. Fees will be paid at the time the building permit is issued.
24. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established,

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altered, or enlarged on the roof of any building, unless the visual impacts of all such equipment and appurtenances are minimized to the satisfaction of the City Planning Director.

25. No merchandise, supplies or equipment shall be stored on the roof of any building.
26. In accordance with condition No. 4 of this permit, the applicant shall provide and maintain at all times the following off-street parking ratios and requirements of the CA Zone:
 - One space per 200 square feet of retail floor area.
 - One space per 80 square feet of restaurant floor area.
27. Architectural designs proposed for the remaining (smaller) development pads on the west side of the site along "A" Street must be generally consistent with the architectural appearance, treatment and materials of the main anchor buildings. These smaller buildings shall incorporate, at a minimum, acceptable standards for building design and scale including varied window elements, compatible material and color treatment, adequate off-street parking facilities, supplemental landscaping, and alternative site features which would be consistent with conceptual designs approved for the anchor tenant and secondary retail structures approved per this permit and other acceptable design criterion which would achieve a complimentary visual profile and interest.

Plans for these structures shall be approved ministerially, unless the proposed architectural elements or building materials scheme substantially deviates from those illustrated by the main anchor tenants, as identified by the approved Exhibit "A" for this permit/file. In this instance, the plans would require either Substantial Conformance Review (SCR) approval or an amendment of this permit. Submittals deemed by the Planning Department to be substantially inconsistent with the prescribed architectural design guidelines and standards established for the project shall be deemed inappropriate and may require an amendment of this permit via a noticed public hearing before the Hearing Officer.

28. In accordance with the preceding architectural design and preferred structural profile condition, the project shall incorporate development guidelines which are intended to establish criteria for the review of subsequent development proposals within Permit No. 92-0736, particularly relating to development of the free-standing pads. The proposed development shall be required at all times to meet the following criteria for a finding of substantial conformity or cause the PCD permit to be revised via an amendment of

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this permit and resulting noticed public hearing before the hearing office::

a. Building Placement

- Buildings shall be located in general conformance or similarity to the layouts shown on the approved site plan. Pedestrian walkway connections between A Street and the building entrances are strongly encouraged.
- Service areas and equipment shall be adequately screened from view by landscaping and/or screen walls.
- Building size may vary slightly within individual development area/footprints but in no case shall the aggregate square footage exceed the maximum allowed by the PCD Permit.

b. Roof Forms

- A variation in roof form is required; large flat roof areas are to be accented by either sloping roof areas, stepped parapets or trellis forms.
- Roof-mounted equipment is to be screened from immediate public view by sloping roof forms, parapets or roof screens.
- Roof materials on visible roof forms shall consist of either concrete or clay tiles or prefinished metal.

c. Building Materials

- Materials and colors shall be complimentary to the material palette established for the overall project and anchor tenants.
- Wall finishes shall consist of cement plaster articulated with either dimensional trim shapes or ceramic tile accents, wood siding or split-face concrete block.
- Storefronts shall consist of aluminum or wood; wood shall be painted with full body stain and aluminum shall be provided in either anodized finish or painted accent colors.

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d. Landscape

- * Landscape shall comply with the relevant requirements and standards of the Land Development Ordinance, City of San Diego Landscape Ordinance, the *Landscape Technical Manual* and the approved PCD for this site.
 - * Plant material for pad buildings shall be similar in character, size, quantity, variety, and quality to the approved landscape plan for the entire PCD site.
 - * Planting shall satisfy coverage and point requirements for vehicular use areas, street yards and remaining yards.
 - * One 24-inch-box tree shall be located within each 30 feet of any designated parking stall.
 - * All landscaped areas in or adjacent to vehicular use areas must be protected from vehicular damage by a minimum six-inch raised curb.
 - * A minimum 30-inch-high shrub screen is required between parking areas and the street.
 - * A minimum four-foot walkway or landscape separation is required between vehicular use areas and the street wall of buildings.
 - * All landscaped areas must be irrigated to properly establish and maintain the selected plant material with a minimum of overspray and without significant potential for causing erosion.
 - * All landscaped areas must be maintained in a clean and healthy condition at all times. Dead plants shall be replaced in kind within 30 days.
29. The 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. Section 1531 et seq.).
30. This development may be subject to payment of School Impact Fees at the time of issuance of building permits as provided by California Government Code section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.

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31. Prior to issuance of a grading permit, final landscape and irrigation plans shall be reviewed and approved by the Planning Department to confirm that naturalized plant materials will be used. These plans shall be in general conformance with the conceptual landscape plan.
32. Prior to issuance of a Notice of Completion and Acceptance, the Field Engineering Division of the Engineering and Development Department shall conduct a final inspection of the site to confirm that landscaping has been implemented pursuant to the approved plans.
33. Prior to issuance of a grading permit, the applicant shall demonstrate to the satisfaction of the City Planning Director that 7.8 acres of high quality Diegan coastal sage scrub and 3.0 acres of high quality maritime succulent scrub have been preserved within the area as shown on Figure IV-17 of the EIR. A recorded easement document or other document assuring acquisition of the mitigation acreage shall be provided to the Planning Director which defines the conditions and limitations for the use of the mitigation area. Compensation may occur at other locations with the approval of the City Planning Director.
34. Prior to issuance of a grading permit, the applicant shall provide written verification that a qualified paleontologist and/or paleontological monitor have been retained to implement this monitoring program. Verification shall be in the form of a letter from the project applicant to the Principal Planner of the Environmental Analysis Section (EAS) of The City of San Diego Planning Department.

A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. All persons involved in the paleontological monitoring shall be approved by EAS prior to any preconstruction meetings.
35. The qualified paleontologist shall attend any pre-construction meetings to consult with the excavation contractor. The project applicant shall notify the Planning Department of any pre-construction meeting dates, and of the start and end of construction.

The requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that

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houses paleontological collections, and preparation of a report summarizing the results of the monitoring efforts. The duties are defined as follows:

a. Monitoring

The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the formations to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

b. Salvaging

In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two (2) days. At the time of discovery, the paleontologist shall contact EAS. EAS must concur with the salvaging methods before construction is allowed to resume.

c. Preparation

Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

d. Monitoring Report

A monitoring report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be prepared and submitted to EAS and the San Diego History Museum within three (3) months following termination of the paleontological monitoring program. Building permits shall not be approved prior to receipt of this report.

36. Prior to issuance of a grading permit, the City Engineer shall review the grading plan to ensure that adequate erosion control measures are provided. The project applicant shall provide written evidence to the City Engineer indicating compliance with the National Pollutant Discharge Elimination System requirements by filing a Notice of Intent with the State of California Water Resources Control Board (SWRCB), and by implementing a Storm Water Pollution Prevention Plan satisfactory to the SWRCB.

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37. Prior to issuance of a Certificate of Occupancy and Final Inspection, the Inspection Services Division of the Building Inspection Department shall conduct a final inspection of the site to confirm that water pollution control devices have been installed pursuant to the approved building plans.
38. The project applicant shall prepare a Transportation Demand Management (TDM) Plan for approval by the TDM Administrator prior to building permit issuance. The Transportation Demand Management Plan shall contain enforcement provisions subject to the satisfaction of the TDM Administrator.
39. Prior to approval of a grading permit, the plans shall be reviewed by the City Engineer to assure that appropriate dust control measures are proposed. Implementation of these measures shall be confirmed during periodic inspections by the Field Engineering Division during the grading operation.
40. The applicant/developer shall provide various bus stop zone improvements along "A" Street and along Palm Avenue at "A" Street in accordance with relevant Metropolitan Transit Development Board (MTDB) standards and requirements. Bus stop zones (i.e. sidewalks) at identified areas adjacent to this site shall be provided at a minimum 10-foot deep from the face of the curb and at a distance of 60 feet parallel to the improved street. All bus stop zones shall be cleared of landscaping at all times and all transit facilities and services shall be installed and maintained to the satisfaction of MTDB.
41. In accordance with the preceding public transit service and facilities condition, the applicant shall install and maintain a pedestrian walkway linking "A" Street onto the project site to the satisfaction of the Planning Department and City Engineer.
42. Prior to issuance of a grading permit, a soils investigation shall be prepared by the project applicant to the satisfaction of the City Engineer. The City Engineer shall assure that the approved remedial measures have been incorporated into the project's grading plan.
43. Prior to issuance of a Notice of Completion and Acceptance, the Field Engineering Division of the Engineering and Development Department shall conduct a final inspection of the site to confirm that remedial grading measures have been implemented pursuant to the approved plans.
44. Prior to building permit issuance, all project building plans shall be approved to the satisfaction of the City Engineer for compliance to the Uniform Building Code.
45. Prior to issuance of a grading permit, the Planning Department shall confirm that appropriate soil preparation

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and irrigation measures are proposed to facilitate landscape establishment.

46. This development shall comply with all conditions of approval for Tentative Map No. 92-0736.
47. Prior to issuance of building permits, written verification shall be obtained from the Water Utilities Department to ensure that adequate sewer service will be supplied to the project.
48. Prior to the issuance of a building permit for the first building within the project, final landscape and irrigation plans shall be reviewed and approved by the City Planning Director.
49. Prior to issuance of a grading permit for any portion of the project site, proof of an incidental take permit under Section 7 or Section 10a of the Endangered Species Act relative to the California gnatcatcher shall be provided to the Principal Planner of the Planning Department Environmental Analysis Section. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign required in obtaining a Section 7 or 10a permit will require reconsideration by the appropriate City decision-making body.
50. Applicant shall design and construct a public restroom facility at Palmridge Neighborhood Park to the satisfaction of the Park and Recreation Director prior to issuance of any Certificate of Occupancy at the Palm Promenade project site.
51. The applicant shall provide and install, or otherwise ensure, a maximum of 38 palm trees to be provided in accordance with CIP Project 52-512.0 for a portion of Palm Avenue located west of I-805 to the satisfaction of the City Engineer and Planning Director. The applicant shall also provide, or otherwise ensure, maintenance of the trees for a maximum period of nine years. All additional construction, repairs, irrigation, utilities, or other work included in CIP Project 52-512.0 shall be the responsibility of the City.

APPROVED by the Council of The City of San Diego on October 12, 1993, by Resolution No. R-282812.

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AUTHENTICATED BY:

Susan Golding
 SUSAN GOLDING, Mayor
 The City of San Diego

Charles G. Abdelnour
 CHARLES G. ABDELNOUR, City Clerk
 The City of San Diego

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

On this _____ day of _____, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says that he was present and saw SUSAN GOLDING known to him to be the Mayor of The City of San Diego, and known to him to be the person who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same, and that said affiant subscribed his name to the within instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

 Notary Public in and for the County
 of San Diego, State of California

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.

GATLIN DEVELOPMENT COMPANY
 Owner/Permittee

By Paul C. Gatlin

By _____

NOTE: Notary acknowledgments
 must be attached per Civil
 Code Section 1180, et seq.
 Form=p.ack

ALL-PURPOSE ACKNOWLEDGMENT

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State of CALIFORNIA
 County of San Diego }

On Nov. 3, 1993 before me, Maydell L. Pontecorvo, Notary Public
DATE NAME TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared Charles G. Abdelnour, City Clerk
NAME(S) OF SIGNER(S)

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

Witness my hand and official seal.



Maydell L. Pontecorvo
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL(S)
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
City of San Diego

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document PCD/LDP/RPO/CUP 92-0736 Palm Plaza-Walmart
 Number of Pages 43 Date of Document Oct. 12, 1993
 Signer(s) Other Than Named Above Susan Golding, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA
 COUNTY OF San Diego } S.S.

On Nov. 2, 1993 before me,
JANET M. CHOUINARD
 a Notary Public in and for said County and State, personally appeared
FRANK C. CATHLIN III

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

WITNESS my hand and official seal

Signature

Janet M. Chouinard

FOR NOTARY SEAL OR STAMP



(R-94-605)

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RESOLUTION NUMBER R-282812
ADOPTED ON OCTOBER 12, 1993

WHEREAS, on September 23, 1993, the Planning Commission recommended approval of Land Development/Planned Commercial Development/Resource Protection Ordinance/Conditional Use Permit No. 92-0736 submitted by Gatlin Development Company, Owner/Permittee, for the purpose of constructing, operating and maintaining a maximum 617,000-square-foot commercial retail center, including two major anchor tenants, various smaller retail tenant development pads, related site landscaping and various other public and private improvements necessary to implement the approved development of the site for retail commercial use, located the southeast corner of Palm Avenue and I-805, in the Otay Mesa/Nestor Community Plan area, in the CA Zone; and

WHEREAS, the matter was set for public hearing on October 12, 1993, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

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

1. That this Council adopts the following findings with respect to Planned Commercial Development ("PCD") and Conditional Use Permit ("CUP") No. 92-0736:

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a. "THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN AND THE ADOPTED COMMUNITY PLAN."

The proposed development of this site requires amendments to both the adopted Otay Mesa Community Plan ("Community Plan") and City of San Diego General Plan and Progress Guide to redesignate the property from single-family residential to commercial-retail development. The General Plan designates the site as Planned Urbanizing. The project is consistent with such an urbanized use and therefore would not adversely affect the goals and objectives of the Progress Guide and General Plan.

The project incorporates a commercial center which would contribute incrementally to local and regional general economic activity. The project would provide needed goods and services to the existing and planned residential communities within the project vicinity and would not attract residents from a broader region.

Community Need. The need for a regional retail facility at this location is evidenced by the fact that, as outlined in the London Group Study prepared for this project, the City stands to recapture \$1.6 million of retail sales tax dollars from residents that currently shop outside of the City.

Existing commercially zoned property in the Community Plan area cannot physically or economically support the project due to inadequate acreage, insufficient infrastructure, or a lack of adjacent residential development to support retail sales.

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Further evidence of the demand for a regional retail facility can be gleaned from the willingness of national retail entities to commit to the project after having completed market studies of the Community Plan area.

After approval of the project, the property designated for retail use within the Otay Mesa Community Plan would equal 4.75 percent of the total acreage. Not all of the acreage designated for retail or commercial use in the Community Plan is likely to be developed for such uses.

In any event, the 4.75 percent compares favorably with the percentages designated for commercial use within the urbanized areas of the City and County of San Diego, as well as other communities in South San Diego. For example, the following communities contain similar percentages of land designated for commercial uses: City of Chula Vista - 4.6 percentage; County of San Diego - 4 percent; and City of San Diego - 4.7 percent.

The following communities in South San Diego also contain similar or higher percentages of land dedicated for commercial use: San Ysidro - 14.48 percent and Otay Mesa-Nestor - 3.0 percent.

Moreover, 17.5 percent of the acreage within the Community Plan has been reserved for future development. If at some point it is determined that additional residential development is needed in order to maintain a balanced community, a substantial portion of the remaining 17.5 percent of the future development acreage could be designated for residential use.

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Community Plan. The Otay Mesa Community Plan currently designates the project site for very low density residential use. The project requires a land use designation change to Commercial Use and adds a Commercial Element to the Community Plan.

After approval of the project, commercially designated property would constitute 4.75 percent of the total acreage within the Community Plan, a percentage comparable to that of other communities in the South Bay and the urbanized areas of the City and County. The loss of the residential units would result in only a 0.33 percent decrease in the total estimated dwelling units in the western portion of the Community Plan.

The project is not consistent with all of the environmental goals of the Community Plan. The Community Plan identifies a number of environmental goals that relate to preservation of landform features, site planning, landscaping, parking, utilities, and open space. The project does not achieve the goals of the Community Plan concerning landform features and open space. The EIR prepared for this project concluded that the impact to landform features was significant based on the maximum 10-foot slope height threshold contained in the Community Plan. The landform features impact is a result of the alignment of "A" Street and the accompanying 85-foot slope.

The alignment of "A" Street is constrained due to the fixed location of the connection of this street to Palm Avenue, City engineering requirements concerning appropriate radiuses, the need to maintain a safe distance between the Del Sol Boulevard connection and the Interstate 805 underpass, and the contiguous

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retail pad areas needed to support the proposed Walmart and Sam's Club.

Contour grading techniques will be incorporated into the project provided they will not result in greater impacts to sensitive habitats, particularly Diegan coastal sage scrub. The alignment of "A" Street does attempt to follow the natural contours of the adjacent slopes to the extent possible in light of environmental habitat preservation efforts and safety and engineering requirements.

The project does not fully achieve the Community Plan goal of completely preserving landform features by exceeding the slope height threshold. Such an impact is unavoidable due to the slope resulting from the alignment of "A" Street as a four-lane major street proposed to accommodate this project.

The EIR also states that the project would be inconsistent with the open space goals of the Community Plan. The EIR for the project does conclude that the project fully mitigates its impacts to sensitive environmental habitats and contributes to providing a connection to the open space corridor of an adjacent development.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

b. "THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING

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IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTIES IN THE VICINITY."

The project is located in a relatively undeveloped portion of the Otay Mesa Community Plan. The project is bounded by Interstate 805 on the west, Palm Avenue on the north, undeveloped mesa tops and canyons on the east, and vacant land to the south.

No persons reside in the immediate vicinity of the project site, although the proposed California Terraces Precise Plan is located to the east and is both adjacent and above the project and the Robinhood Ridge residential development is located to the northeast (but is not adjacent to the project).

The Gateway Fair project, which is located to the immediate north of Palm Avenue, is an approved retail commercial development that would provide complementary retail uses to those in the Walmart project. The existing mixed residential and commercial development to the west and southwest of Interstate 805 would not be negatively impacted by the project. In fact, the project would service the retail needs of the residential development to the west and southwest of Interstate 805.

The draft permit prepared for this project includes a number of conditions of approval relevant to project compliance with applicable regulations of the Municipal Code to assure the health, safety and general welfare of persons residing or working in the area.

As designed, the proposed use would be compatible with the existing and planned character of the surrounding area, would

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provide a needed retail service and therefore would not adversely affect other properties in the vicinity.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

c. "THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE."

The proposed development and use of this site is consistent with relevant structural and site design regulations of the Municipal Code in effect for this site, including requirements for landscaping, off-street parking, building setbacks, floor area ratios, building height, various site coverages, structural and site design guidelines as specified by the CA Zone and Subdivision Map Regulations.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

2. That this Council adopts the following findings with respect to Resource Protection Ordinance ("RPO") Permit No. 92-0736:

a. "THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN."

The proposed development requires amendments to both the Otay Mesa Community Plan and City of San Diego General Plan and

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Progress Guide to redesignate the property from very low density residential to community/regional commercial center.

The City of San Diego General Plan designates the project site as Planned Urbanizing. The project is consistent with such an urbanized use. The proposed project will not adversely affect the goals and objectives of the Progress Guide and General Plan.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

b. "THE PROPOSED DEVELOPMENT WILL CONFORM TO THE COMMUNITY PLAN FOR THE AREA AND ANY OTHER APPLICABLE PLANS, POLICIES AND ORDINANCES."

Under guidelines of the City's Resource Protection Ordinance (RPO), the project exceeds the maximum allowed encroachment into both sensitive slopes and biologically sensitive lands identified on the property. The applicant is proposing a mitigation program intended to reduce the project's impact relative to RPO; however, the amount of mitigation proposed is not adequate to fully mitigate RPO impacts.

The project site and related off-site improvement areas contain 11.1-acres of slopes in excess of a 25 percent gradient and approximately 18.2 acres of biologically sensitive lands as defined in RPO. Implementation of the project will impact approximately 2.0 acres of the sensitive slope category on site and 7.8 acres of biologically sensitive lands.

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Based on the percentage of the project site containing steep slopes and biologically sensitive lands, no encroachment into either one of these resources would be allowed under RPO.

However, pursuant to the Resource Protection Ordinance, the project may be approved through the "alternative compliance" provisions if it can be adequately demonstrated that it complies with RPO to the maximum extent feasible and that it provides extraordinary benefits to the general public.

The decision-maker may approve a RPO Permit for a project based on a finding of alternative compliance, which is designed to ensure the provision of extraordinary benefit to the general public based on a finding of overriding social and economic considerations and provided the findings enumerated in San Diego Municipal Code section 101.0462(L)(3)(a), (b) and (c), are also made.

Extraordinary Benefits Finding. The extraordinary benefits to the general public as provided by the project include increased revenues to the City, increased employment opportunities, and contribution to the City's open space system.

The project would provide substantial public revenues to the City in the form of retail sales tax revenues. According to the Board of Equalization, the City received one percent of retail sales revenue.

Based on the average sales per square foot of the proposed tenants of the project, it is estimated that the project would generate approximately \$1.6 million of additional sales tax

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revenue for the City per year that currently is being lost to adjacent cities due to the fact that no regional retail facilities are located in the part of the City where the project will be developed.

Furthermore, the project would generate an estimated 1,122 new permanent jobs and 450 temporary construction jobs. Thus, the project would enhance the economic base of the region.

These new jobs are desperately needed in the region to compensate for job opportunities which have recently been lost due to the general downturn in the economy and, in particular, a significant decline in the local defense industry which has traditionally been an important employer in the San Diego region.

The existing Community Plan designation for the project site does not include any designated open space. The project includes 19.66 acres of open space, which is designated as a continuation of proposed adjacent open space areas in order to provide for a contiguous, community-wide open space system.

No Feasible Alternatives Finding. There are no feasible measures that would further minimize the potential adverse effects on environmentally sensitive lands while still providing the extraordinary benefits to the City.

The adverse effects of the project on environmentally sensitive lands are due to the necessary provision of "A" Street and the creation of the development pad west of "A" Street to accommodate the Sam's Club facility. The proposed "A" Street is a required improvement of the project and is a regionally

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significant circulation road which links Palm Avenue and Del Sol Boulevard.

If the site were to be developed for single-family residential development as the Community Plan currently provides, the alignment of "A" Street would still result in 40-foot-high slopes that could represent an inconsistency with the environmental goals of the Community Plan and constitute a significant landform impact under CEQA Guidelines. In any event, such a residential project would not provide the extraordinary benefits to the City.

Based on projected traffic volumes for the project, "A" Street is classified as a four-lane major street and must meet design standards established by the City. The location of "A" Street cannot be altered significantly because of the required engineering radiuses, the need to maintain a safe distance between the Del Sol Boulevard connection and the Interstate 805 underpass, the fact that the location of the Palm Plaza connection is fixed, and the project goal of maintaining a contiguous commercial development that includes a Walmart and Sam's Club anchor facility.

Minimum acceptable standards are also established by the tenants for pad size, access, orientation, and design. The project has been designed in order to satisfy the minimum required design standards for "A" Street as well as providing for acceptable development areas to accommodate the proposed retail uses of potential tenants.

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One alternative that would reduce potentially adverse effects would be to eliminate the Sam's Club facility or substantially reduce other retail pad sizes, but that would jeopardize the economic viability of the project and would result in a direct reduction in the extraordinary benefits to the City.

Another alternative, which was discussed in the final EIR, is the partial off-site alternative, which included moving the Walmart and 80,000 square feet of commercial retail use to the Gateway Fair site which is located to the north, across the other side of Palm Avenue.

Such an alternative is not viable in part because the Gateway Fair site contemplates different retail uses and demands and would have to be significantly redesigned to accommodate the Walmart facility.

In fact, such a reconfiguration of the grading of the Gateway Fair site would eliminate the contour grading pattern of the existing 90-foot slopes created along the project's frontage and would instead require a 30-foot height increase on existing 40-foot-high slopes, the combination of which would result in significantly greater visual impacts due to their visibility to the freeway and roughly the equivalent encroachment into steep slopes as proposed by the Walmart plan.

Based upon the preceding statements relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

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c. "THE PROPOSED DEVELOPMENT WILL BE SITED, DESIGNED, CONSTRUCTED AND MAINTAINED TO MINIMIZE, IF NOT PRECLUDE, ADVERSE IMPACTS ON ENVIRONMENTALLY SENSITIVE LANDS."

Biological Resource Impacts. The loss of biological resources found on the project site is considered to be cumulatively significant. Specifically, the proposed development would result in direct and cumulative impacts to sensitive vegetation and wildlife.

On site, 3.9 acres of Diegan coastal sage scrub and 1.5 acres of maritime succulent scrub would be lost as a result of the project design. The habitat impacted by the proposed development is generally disturbed, having been graded during previous landfill operations on site.

The City of San Diego has determined appropriate compensation ratios for Diegan coastal sage scrub and maritime succulent scrub to be 2:1. Mitigation for the impact of the project on coastal California gnatcatchers is more problematic due to the fact that the bird has only recently been listed as threatened and no guidelines exist to define adequate mitigation. However, traditionally, a 2:1 compensation ratio for impacted gnatcatcher habitat has been used.

The mitigation for the impacts to the 3.9 acres of Diegan coastal sage scrub and 1.5 acres of maritime succulent scrub would be accomplished by preserving 7.8 acres of high quality Diegan coastal sage scrub and 3.0 acres of high quality maritime succulent scrub within the area shown on Figure IV-17 of the EIR. Off-site compensation may also occur at other approved locations.

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A recorded easement document or other document assuring acquisition of the mitigation acreage shall be provided which defines the conditions and limitations for the use of the mitigation area.

No mitigation measures are proposed to reduce the cumulative biological impact on mule fat scrub and seasonal isolated wetland to below a level of significance. The impact would only be avoided by the no project or partial off-site alternative.

However, the project applicant is proposing to contribute \$10,000 to the City of San Diego's Mitigation Bank Program to help compensate for the cumulative biological impacts. This contribution, however, does not fully mitigate for these impacts.

Geology/Soils Impacts. The project would be constructed on alluvium deposits, expansive soils and unconsolidated trash deposits from previous landfill operations on the site. The La Nacion Fault Zone, clay and landslide deposits could adversely affect the stability of the proposed manufactured slopes.

As a mitigation measure, the Building Inspection Department will require the completion of a geotechnical reconnaissance prior to the issuance of any building permits for the project. Proper engineering design of the new structures are intended to ensure that the potential for geologic impacts resulting from regional hazards would be less than significant.

Paleontological Resources Impacts. Limitations of past field surveys prevent a precise determination of the potential for significant fossil finds. However, development of the

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project site could result in significant impacts to paleontological resources occurring when mass grading operations cut into the potentially fossil-bearing layers of the otay formations, San Diego formations and quaternary terrace deposits.

The potential for significant paleontological resources is high in the Otay formation and low in the San Diego formation and quaternary terrace deposits. The potential resources would be destroyed unless recovered during grading.

Therefore, approval of the proposed project shall contain a paleontological mitigation monitoring program in the Otay Mesa geologic formations to mitigate potentially significant impacts to paleontological resources.

The tentative map and discretionary permit shall include measures for a paleontologist to monitor earth movement during grading, which would allow salvaging any exposed fossil remains. In addition, prior to the issuance of building permits a summary report, even if negative, shall be prepared and submitted to the Planning Department to confirm that a paleontological study has been conducted for the project.

Water Quality Impacts. The proposed project would contribute to the cumulative urban run-off problems within the Otay and Tijuana River basins. Run-off from proposed streets and parking lots would collect pollutants such as rubber, oil, metals and trash.

Therefore, mitigation measures to reduce water quality impacts to a level below significant shall include pollution

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control devices consistent with the Best Management Practices ("BMP") and acceptable to the City Engineer.

Landform Alteration. The project site and related off-site improvement areas contain 11.1 acres of slopes in excess of a 25 percent gradient and approximately 18.2 acres of biologically sensitive lands as defined in RPO. Implementation of the project will impact approximately 2.0 acres of the sensitive slope category on site and 7.8 acres of biologically sensitive lands.

Based on the percentage of the project site containing steep slopes and biologically sensitive lands, no encroachment into either one of these resources would be allowed under RPO.

However, pursuant to the Resource Protection Ordinance (RPO), the project may be approved through the "alternative compliance" provisions if it can be adequately demonstrated that it complies with RPO to the maximum extent feasible and provides extraordinary benefits to the general public.

The decision-maker may approve a RPO Permit for a project based on a finding of alternative compliance, which is designed to ensure the provision of extraordinary benefit to the general public based on a finding of overriding social and economic considerations and provided the findings enumerated in San Diego Municipal Code section 101.0462(L)(3)(a), (b) and (c) are also made.

The landform features impact is a result of the alignment of "A" Street, a four-lane street that ultimately is needed even if the project is not approved. For example, even if the site were to be developed for single-family residential development as the

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community Plan currently provides, the alignment of "A" Street is constrained due to the fixed location of the connection to Palm Avenue, various City engineering requirements concerning appropriate radiuses, the need to maintain a safe distance between the Del Sol Boulevard connection and the Interstate 805 underpass, and the contiguous retail pad areas needed to support the proposed Walmart and Sam's Club.

Contour grading techniques will be incorporated into the project provided they do not result in greater impacts to sensitive habitats, particularly Diegan coastal sage scrub. The alignment of "A" Street does attempt to follow the natural contours of the adjacent slopes to the extent possible in light of environmental habitat preservation efforts and safety and engineering requirements.

Although the project does not fully achieve the Community Plan goal of completely preserving landform features, more specifically not exceeding the maximum slope height threshold of 10 feet, such an impact is unavoidable to develop this site and not sufficient enough to warrant a determination that the project adversely affects the Community Plan.

The EIR for the project does conclude that with incorporation of the Mitigation Monitoring and Reporting Program, the project fully mitigates its impacts to environmentally sensitive habitats and contributes significantly to providing a connection to the open space corridor of an adjacent development.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the

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City Council has determined that the project fully complies with the above-referenced finding of approval.

d. "THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ENVIRONMENTALLY SENSITIVE LANDS AND RESOURCES LOCATED IN ADJACENT PARKS AND PUBLIC OPEN-SPACE AREAS AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES."

There are no existing public parks located adjacent to the project site. Therefore, no buffer areas will be required to protect such a resource and no significant adverse impacts to environmentally sensitive lands associated with such a resource would occur as a result of project implementation. Therefore, no mitigation in this area will be necessary to approve the project.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

e. "THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS."

The proposed project would be constructed on alluvium deposits, expansive soils and unconsolidated trash deposits from previous landfill operations on the site. The La Nacion Fault Zone, clay and landslide deposits could adversely affect the stability of the proposed manufactured slopes.

Therefore, as a mitigation measure and permit condition of approval, the Building Inspection Department shall require the

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completion of a geotechnical reconnaissance report by the applicant prior to the issuance of any building permits for the project. Proper engineering design of the new structures is intended to ensure that the potential for geologic impacts resulting from regional hazards would be less than significant.

The proposed project would contribute to the cumulative urban run-off problems within the Otay and Tijuana River basins. Run-off from proposed streets and parking lots would collect pollutants such as rubber, oil, metals and trash.

Therefore, mitigation measures to reduce water quality impacts associated with the design of the project will include pollution control devices consistent with the Best Management Practices (BMP) and acceptable to the City Engineer.

In addition to preferred mitigation, the proposed grading and brush management plans for the project include controlled finished site grades and a corresponding drainage plan to further mitigate the potential for erosion, flood and fire hazards, including the potential for excessive, uncontrolled runoff.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

f. "FEASIBLE MEASURES TO PROTECT AND PRESERVE THE SPECIAL CHARACTER OR THE SPECIAL HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL VALUE OF AN AFFECTED SIGNIFICANT

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PREHISTORIC OR HISTORIC SITE OR RESOURCE HAVE BEEN PROVIDED BY THE APPLICANT."

The project site is underlain by the Otay Mesa geologic formation. The Otay Mesa formation has strong potential for containing terrestrial vertebrae remains.

Therefore, approval of the proposed project shall contain a paleontological monitoring program in the Otay Mesa geologic formations to mitigate potentially significant impacts to paleontological resources to a level below significant.

Correspondingly, the tentative map and discretionary permit shall include conditions of approval requiring a paleontologist to monitor earth movement during grading, which would allow salvaging any exposed fossil remains.

In addition, prior to the issuance of building permits a summary report, even if negative, shall be prepared by the applicant and submitted to the Planning Department to confirm that a paleontological study has been conducted for the project.

The Mitigation Monitoring and Reporting Program prepared for the project includes adequate and feasible measures to reduce the relative potential for significant impacts to paleontological resources to a level below significant.

These measures have been provided to City staff by the applicant and have been accepted as adequate mitigation to retain the special character and/or special significance of the referenced resources.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City

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Council has determined that the project fully complies with the above-referenced finding of approval.

3. That the Council adopts the following findings with respect to Resource Protection Ordinance ("RPO") (Alternative Compliance) Permit No. 92-0736:

a. "THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND THAT ARE PECULIAR TO SUCH LAND AND NOT OF THE APPLICANT'S MAKING WHEREBY THE STRICT APPLICATION OF THE PROVISIONS OF THIS SECTION WOULD DEPRIVE THE PROPERTY OWNER OF REASONABLE USE OF THE LAND."

Pursuant to the Resource Protection Ordinance (RPO), the project may be approved through "alternative compliance" provisions if it can be adequately demonstrated that the proposal complies with RPO to the maximum extent feasible and that it provides extraordinary benefits to the general public.

The decision-maker may approve a RPO Permit for a project based on a finding of alternative compliance (which is designed to ensure the provision of extraordinary benefit to the general public) based on a finding of overriding social and economic considerations and provided the findings enumerated in San Diego Municipal Code section 101.0462(L)(3)(a), (b) and (c) are also made.

Extraordinary Benefits Finding. The extraordinary benefits to the general public as provided by the project include increased revenues to the City, increased employment opportunities, and contributions to the City's open space system.

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The project would provide substantial public revenues to the City in the form of retail sales tax revenues. According to the Board of Equalization, the City received one percent of retail sales revenue.

Based on the average sales anticipated per square foot of the proposed tenants of the project, it is estimated that the project would generate approximately \$1.6 million of additional sales tax revenue for the city per year that currently is being lost to adjacent cities due to the fact that no regional retail facilities are located in the part of the City where the project will be developed.

Furthermore, the project would generate an estimated 1,122 new permanent and 450 temporary construction jobs. Thus, the project would enhance the economic base of the region.

These new jobs are desperately needed in the region to compensate for job opportunities which have recently been lost due to the general downturn in the economy and, in particular, a significant decline in the local defense industry which has traditionally been an important employer in the San Diego region.

The existing Community Plan designation for the project site does not include any designated open space. The project includes 19.66 acres of open space, which is designated as a continuation of proposed adjacent open spaces areas in order to provide for a contiguous, community-wide open space system.

No Feasible Alternatives Finding. There are no feasible measures that would further minimize the potential adverse

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effects on environmentally sensitive lands while still providing the extraordinary benefits to the City.

The project will result in cumulatively fewer traffic impacts to the community than it would if it were located in the vicinity of most of the existing commercially designated property in the Community Plan area. Although the Otay Mesa community contains approximately 500 acres of vacant land designated for commercial development no commercially designated property currently exists in the community to accommodate the various needs and demands of the project.

The site is located adjacent to Interstate 805 which allows for easy access to and from the project site without significantly impacting traffic in other parts of the Community Plan, particularly those areas designated for residential development.

Future residents in the area will be able to stop at this facility and complete their shopping on the way back from destinations outside of the Community Plan area, thereby minimizing the cumulative level of traffic on local streets. Nevertheless, the project would generate more traffic impacts as a commercial development than it would if it were to remain residentially designated and zoned property.

The adverse effects of the project on environmentally sensitive resources on the site are primarily due to the necessary provision of "A" Street and the creation of the retail development pad west of "A" Street to accommodate the Sam's Club facility. The proposed "A" Street is a required

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improvement/element of the project and is a regionally significant circulation road which links Palm Avenue and Del Sol Boulevard.

If the site were to be developed for single-family residential development as the Community Plan currently provides, the alignment of "A" Street could still result in 40-foot-high slopes that would represent an inconsistency with the environmental goals of the community plan and constitute a significant landform impact under CEQA Guidelines. In any event, such a residential project would not provide the extraordinary benefits to the City.

Based on projected traffic volumes for the project, "A" Street is classified as a four-lane major street and must satisfy various design standards established by the City.

The location of "A" Street cannot be altered significantly because of the required engineering radiuses, the need to maintain a safe distance between the Del Sol Boulevard connection and the Interstate 805 underpass, the fact that the location of the Palm Plaza connection is fixed, and the project goal of maintaining a contiguous commercial development that includes a Walmart and Sam's Club anchor facility.

Minimum-acceptable standards are also established by the retail tenants for pad size, access, orientation, building materials, landscaping, parking and design. The project has been designed in order to satisfy the minimum required design standards for "A" Street as well as providing for acceptable

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development areas to accommodate the proposed retail uses of potential tenants.

One alternative that would reduce potentially adverse effects associated with the project would be to eliminate the Sam's Club facility or substantially reduce other retail pad sizes, but that would jeopardize the economic viability of the project and would result in a direct reduction in the extraordinary benefits to the City.

Another alternative, which is discussed in the Final EIR for the project, is the partial off-site alternative, which included moving the Walmart and 80,000 square feet of commercial retail use to the Gateway Fair site. Such an alternative is not viable in part because the Gateway Fair site contemplates different retail uses and demands and would have to be significantly redesigned to accommodate the Walmart facility.

In fact, such a reconfiguration of the grading of the Gateway Fair site would necessitate the elimination of the contour grading pattern of the existing 90-foot-high slopes created along the project frontage and would instead require a 30-foot increase in existing 40-foot-high slopes, the combination of which would result in significantly greater visual impacts due to their visibility to the freeway and roughly the equivalent encroachment into steep slopes as proposed by the Walmart plan.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

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b. "THERE ARE NO FEASIBLE MEASURES AVAILABLE THAT CAN FURTHER MINIMIZE THE POTENTIAL ADVERSE EFFECTS ON ENVIRONMENTALLY SENSITIVE LANDS."

There are no feasible measures that would further minimize the potential adverse effects on environmentally sensitive resources identified on the project site while still providing the extraordinary benefits to the City.

The adverse effects of the project on environmentally sensitive lands and resources are due primarily to the necessary provision of "A" Street and the creation of the development pad west of "A" Street (a four-lane road) to accommodate the Sam's Club facility. "A" Street is a required improvement of the project and is a regionally significant circulation road which links Palm Avenue and Del Sol Boulevard.

Based on projected traffic volumes for the project, "A" Street is classified as a four-lane major street and must satisfy design standards established by the City.

The location of "A" Street cannot be altered significantly because of the required engineering radiuses, the need to maintain a safe distance between the Del Sol Boulevard connection and the Interstate 805 underpass, the fact that the location of the Palm Plaza connection is fixed, and the project goal of maintaining a contiguous commercial development that includes a Walmart and Sam's Club anchor facility.

If the site were to be developed for single-family residential development as the Community Plan currently provides, the alignment of "A" Street could still result in 40-foot-high

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slopes that would represent an inconsistency with the environmental goals of the community plan and constitute a significant landform impact under CEQA Guidelines. In any event, such a residential project would not provide the extraordinary benefits to the City.

Minimum acceptable standards are also established by the retail tenants for pad size, access, orientation, building materials, landscaping and design. The project has been designed in order to satisfy the minimum required design standards for "A" Street as well as providing for acceptable development areas to accommodate the proposed retail uses of potential tenants.

One alternative that would reduce potentially adverse effects associated with the project would be to eliminate the Sam's Club facility or substantially reduce other retail pad sizes, but that would jeopardize the economic viability of the project and would result in a direct reduction in the extraordinary benefits to the City.

Another alternative, which is discussed in the Final EIR for the project, is the partial off-site alternative, which included moving the Walmart and 80,000 square feet of commercial retail use to the Gateway Fair site. Such an alternative is not viable in part because the Gateway Fair site contemplates different retail uses and demands and would have to be significantly redesigned to accommodate the Walmart facility.

In fact, such a reconfiguration of the grading of the Gateway Fair site would necessitate the elimination the contour grading pattern of the existing 90-foot-high slopes created along

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the project frontage and would instead require a 30-foot increase in existing 40-foot-high slopes, as proposed by the Walmart plan.

Although the EIR for the project states that the proposed plan would not fully achieve the environmental goals of the Community Plan concerning landform features and open space, such inconsistencies do not result in the type of adverse impacts that are significant enough to preclude approval of the project. In fact, the EIR concluded that the impact to landform features was significant based on the maximum 10-foot slope threshold contained in the Community Plan.

The alignment of "A" Street does attempt to follow the natural contours of the adjacent slopes to the extent possible in light of environmental habitat preservation efforts and safety and engineering requirements. Contour grading techniques will be incorporated into the project provided they do not result in greater impacts to sensitive habitats, particularly Diegan coastal sage scrub.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

c. "ALTERNATIVE RPO COMPLIANCE FOR THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO."

The proposed development requires amendments to both the Otay Mesa Community Plan and City of San Diego General Plan and Progress Guide to redesignate the property from very low density

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residential (0-5 dwelling units per acre) to a regional commercial center.

The City of San Diego General Plan designates the project site as Planned Urbanizing. The project is consistent with such an urbanized use and therefore would not adversely affect the goals and objectives of the Progress Guide and General Plan.

Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

d. "THE PROPOSED DEVELOPMENT WILL NOT CONFORM TO THE ADOPTED COMMUNITY PLAN FOR THE AREA AND ANY OTHER APPLICABLE PLANS, POLICIES AND ORDINANCES."

The proposed development and use of this site is consistent with the relevant structural and site design regulations of the Municipal Code in effect for this site, including requirements for landscaping, off-street parking, building setbacks, floor area ratios, building height, various site coverages, and structural and site design guidelines as specified by the CA Zone and Subdivision Map Regulations.

The City of San Diego General Plan designates the project site as Planned Urbanizing. The project is consistent with such an urbanized use. The project also includes an amendment to the General Plan and Progress Guide to accommodate the proposed change in land use. The proposed project will not adversely affect the goals and objectives of the Progress Guide and General Plan.

717

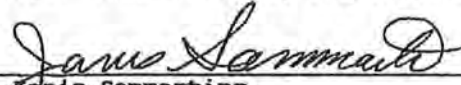
Based upon the preceding statements presented relevant to the proposed commercial development of this site, the City Council has determined that the project fully complies with the above-referenced finding of approval.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained and Land Development/Planned Commercial Development/Resource Protection Ordinance/Conditional Use Permit No. 92-0736 is hereby granted to Gatlin Development Company, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino
Senior Chief Deputy City Attorney

JS:lg
10/18/93
Or. Dept: Clerk
R-94-605
Form-r. permit

718

Passed and adopted by the Council of The City of San Diego on OCT 12 1993 by the following vote:

YEAS: WULFSHEIMER, ROBERTS, HARTLEY, BEHR, STALLINGS, MCCARTY, VARGAS,
MAYOR GOLDING.

NAYS: STEVENS.

NOT PRESENT: NONE.

AUTHENTICATED BY:

SUSAN GOLDING
 Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California

(SEAL)

By: MARY CEPEDA, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION
 NO. R- 262812, passed and adopted by the Council of The City of San Diego, California
 on OCT 12 1993

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California

(SEAL)

By: Mary Cepeda, Deputy

719

DOC # 1993-0745098
05-NOV-1993 10:21 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
RF: 47.00 FEES: 137.00
AF: 89.00
MF: 1.00

504345

DOC # 1998-0215248

APR 16, 1998 3:26 PM

RECORDED REQUEST OF
First American Title
SUBDIVISION MAPPING DEPT.RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICESAND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

318

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 49.00

1998-0215248

.S USE

CONDITIONAL USE AND PLANNED COMMERCIAL DEVELOPMENT
PERMIT NO. 96-7758**AMC THEATRES - PALM PROMENADE**(AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT,
CONDITIONAL USE, RESOURCE PROTECTION ORDINANCE
AND LAND DEVELOPMENT PERMIT NO. 92-0736)
PLANNING COMMISSION

This Permit is granted by the San Diego City Council to AMC REALTY, INC, Permittee, and 805 PROPERTIES, Owner, under conditions contained in Sections 101.0510 and 101.0910 of the Municipal Code of the City of San Diego.

Permission is hereby granted by the San Diego Planning Commission to the referenced Owner/Permittee to implement finished grading activities on portions of an improved 17.5-acre site as necessary to accommodate the construction of a 24-plex theatre and implement associated site improvements for the AMC entertainment corporation (as described herein condition No. 1 of this permit). The project site is located at 770-860 Denny Road (Palm Promenade Commercial Center) within the CA (Area Commercial) Zone of the Otay Mesa Community Plan Area. The project is legally described as lots 3-6, 14, 16 and 17 of recorded Palm Promenade Parcel Map No. 13071.

1. This permit shall include the total of the following uses, facilities and site improvements as identified by size, dimension, quantity, location and type on the corresponding approved Exhibits "A" for the project, dated January 22, 1998 on file in the Office of the Development Services:
 - a. Finished grading of approximately 10,000 cubic yards of balanced cut and fill material over approximately 9.6 acres of the site (no export material) and;
 - b. Construction of a maximum 107,250-square-foot (4,900 seat) 24-plex movie theatre for the AMC corporation. Total floor area for the theatre structure includes an 18,640-square-foot (mezzanine) second floor projection/equipment area.
 - c. Supplemental site landscape features; and
 - d. Off-street parking facilities (refer to condition No. 2); and
 - e. Accessory uses and improvements determined by the City Manager to be consistent with the land use, development regulations, and design

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guidelines in effect for this site per the existing CA Zone, State CEQA guidelines, City of San Diego Environmental Ordinance Regulations, the City's *Landscape Technical Manual*, the adopted Otay Mesa Community Plan, public/private improvement standards of the City Engineer and Fire Department, corresponding Exhibits "A" for this project, applicable development guidelines as adopted with approval of PCD 92-0736 (Palm Promenade), and conditions of approval contained herein.

2. Not fewer than 1,484 off-street parking spaces (including a minimum of 890 compact size, 568 standard size and 26 handicapped parking spaces) shall be maintained on the property at all times in the approximate location shown on the approved Exhibits "A". Parking spaces shall be consistent with Division 8 of the City of San Diego Municipal Code and shall be permanently maintained and not converted for any other use, unless otherwise authorized by the City Manager.
3. Prior to the issuance of any grading permits, complete grading plans shall be submitted by the Permittee to Development Services for approval. Plans shall be in substantial conformance to the approved Exhibits "A" for the project, as determined by the City Manager. No change, modifications or alterations of the approved plans for this project shall be made unless appropriate applications for either Substantial Conformance Review (SCR), or an amendment of this permit shall have been granted by the appropriate decisionmaker.
4. Prior to the issuance of any building permits, complete building plans (exterior elevations, floor plans, roof plans), landscape and irrigation plans, and a site plan shall be submitted by the Permittee to Development Services for approval. All plans shall be in substantial conformance to the approved Exhibit "A" for the project, as determined by the City Manager. No change, modifications or alterations of the approved plans for this project shall be made unless appropriate applications for either Substantial conformance Review (SCR), or an amendment of this permit shall have been granted by the appropriate decisionmaker.
5. This permit must be used within 36 months after the final date of City approval, following all appeals, or the permit shall be deemed void. An Extension of Time may be granted as set forth in Section 101.0920 of the Municipal Code. Any Extension of Time shall be subject to all standards and criteria in effect at the time the Extension of Time is applied for.
6. Prior to the issuance of any Certificate of Occupancy it shall be the responsibility of the permittee to install all approved landscaping (per the approved Exhibits "A") and obtain all required landscape inspections from Development Services.
7. No permit for the development of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to Development Services; and

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- b. The permit is recorded in the office of the San Diego County Recorder.
- 8. This Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.
- 9. If any existing or proposed landscape feature indicated on the approved plans (Exhibits "A") is damaged or removed during demolition, construction or at any time after issuance of any permit or occupancy certificate, it shall be repaired and/or replaced in kind and equivalent size per the approved plans (within 30 days) 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.
- 10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
- 11. After implementation all the projects, facilities, uses and associated improvements, the property shall not be used for any other purposes unless:
 - a. Authorized by the City Manager; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
- 12. This permit may be canceled or revoked if there is any material breach or default in any of the conditions of this permit, as may be determined by the City Attorney or City Manager. Cancellation or revocation may be instituted by the City of San Diego or Permittee.
- 13. Primary signage, as addressed, shall conform to the project's approved sign plan, part of Exhibit "A," dated October 12, 1993 (PCD 92-0736 - Palm Promenade). Secondary signage not specifically addressed in the sign plan shall comply with the relevant sections of Municipal Code Chapter X, Article 1, Division 11.
- 14. Following completion of all construction phases of the project, all uses, except storage and loading, shall be conducted entirely within an enclosed building on site. 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 six feet in height and provided further, that no merchandise, material or equipment is stored to a height greater than any adjacent wall or fence.
- 15. 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

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jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be deemed void.

16. The permittee shall provide evidence that a mutual-reciprocal access agreement exists between the adjacent parcels on this site as illustrated on the associated Tentative Map No. 92-0736.
17. Prior to the issuance of any building permits, the permittee shall:
 - a. Ensure that building address numbers will be visible and legible from the street fronting the property (Uniform Fire Code (UFC 901.4.4).
 - b. Show the location of all fire hydrants, within 600 feet of the property, on the site plan (UFC 903.2).
 - c. Post indicator valves, Fire Department connections, and alarm bell are to be located on the address/access side of the structure (UFC 1001.4).
 - d. Provide turn radius for fire apparatus in accordance with BFLS Policy A-96-1.
 - e. Provide fire access roadway signs or red curbs in accordance with BFLS Policy A-96-1.
18. This development may be subject to impact fees, for the Olay Mesa Community as established by the City Council at the time of issuance of building permits. The permittee shall pay the fees (as may be required) as set by the City Council and in effect in the Olay Mesa Community at the time of building permit issuance.
19. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building on this site unless all such equipment is contained within a completely enclosed architecturally integrated structure. The architectural design of roof-top equipment enclosures shall match the architectural style, building materials, colors and ornamental detail of the main structure. Additionally, the siding utilized for such enclosure(s) shall match the siding on the main structure in terms of texture and color.
20. This development may be subject to payment of School Impact Fees at the time of issuance of building permits as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
21. Prior to building occupancy, the permittee shall demonstrate conformance with Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the permittee shall obtain the required permits for work in the public right-of-way in a manner satisfactory to the permit-issuing authority.

22. The drainage system proposed for this project, as shown on the site plan, is subject to approval by the City Engineer.
23. Prior to the issuance of any building permits, the permittee shall obtain a grading permit from the City Engineer (referred to as an "engineering permit"). All grading shall conform to requirements in accordance with Sections 62.0401 - 62.0423 of the City of San Diego Municipal Code, in a manner satisfactory to the City Engineer.
24. Prior to the issuance of any grading permits, the Permittee shall demonstrate compliance with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be prepared by the Permittee satisfactory to the SWRCB and the City Engineer. The SWPPP shall be implemented by the Permittee concurrently with the commencement of building and/or grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received. Further, a copy of the complete NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. Additionally the owner(s) and subsequent owner(s) of any portion of the property covered by this permit and by SWRCB Order No. 92-08 DWQ and any subsequent amendments thereto, shall comply with special provisions set forth in Section C.7 of SWRCB Order No. 92-09-DWQ.
25. Prior to the issuance of any building permits, either a lot consolidation map shall be filed or a lot tie agreement shall be recorded against the property, in a manner satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two fire hydrants and/or thirty dwelling units are located on a dead-end main, then a looped system shall be installed.
27. The Permittee shall design all proposed public water and sewer facilities to the most current edition of the City of San Diego Water & Sewer Design Guide. Proposed facilities that do not meet the current standards shall be private.
28. Prior to the issuance of any building permit, the Permittee shall grant adequate water, sewer, and/or access easements, including vehicular access to each appurtenance (meters, blow offs, air valves, manholes, etc.), for all public water and sewer facilities that are not located within public rights-of-way, satisfactory to the Water and Metropolitan Wastewater Departments' Managers. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with material satisfactory to the appropriate Department Manager. Minimum easement widths: water mains with services of fire hydrants - 24 feet; sewer mains with manholes -

20 feet. No structures of any kind shall be installed in or over any easement prior to the Permittee obtaining an encroachment removal agreement.

29. This project site is located within the boundary of a recently subdivided property for which there are grading plans, improvement plans and a subdivision improvement agreement. Therefore, prior to the issuance of building permits, the Permittee shall provide Development Services proof that the subdivision improvements approved for the Palm Promenade development (Map number 13071, drawing number 27281-D, work order 930248) have been completed in a manner satisfactory to the City Engineer.

Approved by the San Diego Planning Commission on January 22, 1998.

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PLANNING COMMISSION RESOLUTION NO. 2589-2-PC
GRANTING PLANNED COMMERCIAL DEVELOPMENT
AND CONDITIONAL USE PERMIT NO. 96-7758
(AMENDMENT TO CONDITIONAL USE, PLANNED COMMERCIAL DEVELOPMENT,
RESOURCE PROTECTION ORDINANCE
AND LAND DEVELOPMENT PERMIT NO. 92-0736)
AMC THEATRES - PALM PROMENADE

WHEREAS, AMC REALTY, INC., Permittee, and 805 PROPERTIES, Owners, filed an application with Development Services for a Conditional Use and Planned Commercial Development Permit (Amendment) to implement finished grading activities on portions of an improved site as necessary to accommodate the construction of a 107,250-square-foot (4,900 seat) 24-plex movie theatre for the AMC Entertainment Corporation and implement associated site improvements (as described in and by reference to exhibits and conditions of approval contained within the associated Conditional Use and Planned Commercial Development Permit No. 96-7758); and

WHEREAS, the 17.5-acre project site is located at 770-860 Denny road (Palm Promenade Commercial Center) within the CA (Area Commercial) Zone of the Otay Mesa Community Plan area; and

WHEREAS, the project site is legally described as lots 3-6, 14, 16 and 17 of recorded Palm Promenade parcel map no. 13071; and

WHEREAS, on January 22, 1998, the City of San Diego Planning Commission considered Conditional Use and Planned Commercial Development Permit No. 96-7758, (amendment to Conditional Use, Planned Commercial Development, Resource Protection Ordinance and Land Development Permit No. 92-0736); and ,
THEREFORE,

BE IT RESOLVED, on January 22, 1998, by the City of San Diego Planning Commission, as follows:

CONDITIONAL USE PERMIT (CUP) AND PLANNED COMMERCIAL DEVELOPMENT (PCD) PERMIT FINDINGS:

A. "THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE GENERAL PLAN AND THE ADOPTED COMMUNITY PLAN."

The proposed design and siting of the 24-plex theatre on this portion of the Palm Promenade commercial center would be consistent with the commercial land use, design and development intensity regulations in effect for this site per the adopted Otay Mesa Community, as well as the City's Progress Guide and General Plan.

Marketing analysis conducted by the applicant indicates that there is a demand to provide additional theatre facilities within this portion of the city. Therefore, it is concluded that the proposed use will fulfill a neighborhood-commercial need in the Otay Mesa-Chula Vista communities.

The design and siting of the proposed theatre structure and associated site improvements would be consistent with the architectural and building materials theme of existing commercial development within the Palm Promenade center. This component of the project will contribute to achieving compatibility of development with the surrounding area (which is predominately neighborhood commercial-oriented).

Therefore, given the preceding merits of the project design, it is concluded that the proposed development would not adversely affect the adopted community plan or the City's General Plan.

B. "THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD, THE CITY'S GENERAL PLAN OR THE ADOPTED COMMUNITY PLAN AND, IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE CORRESPONDING PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA."

The draft PCD/CUP permit prepared for this project includes a number of conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Municipal Code in effect for this site to assure the health, safety and general welfare of persons residing or working in the area. These conditions include limitations upon the type and intensity of land use permitted, maximum floor area ratio (square-footage), maximum building height, minimum standards for site landscaping, parking, building setbacks and signage, and limitations on site grading (refer also to the associated Exhibits "A" for the project).

The entire project site (approximately 59.4 acres) has been graded and padded in conformance with previous map and discretionary permit approvals. Finished grading of the site would comprise approximately 10,000 cubic yards of cut and fill material spread over a 9.6 acres portion of the site. Due to previous grading activities, no environmentally sensitive resources, habitats or landform features exist on the project site.

The overall design and siting of the proposed theatre structure (and corresponding site improvements) would be compatible with existing commercial development within the Palm Promenade center as well as existing and planned development within the surrounding area. As identified in preceding Finding "A", it is perceived that the proposed land use would fulfill a community need to accommodate needed neighborhood-commercial land uses within this portion of the Otay Mesa Community.

Therefore, it is concluded that (with adoption of the draft PCD/CUP permit conditions and corresponding Exhibits "A" prepared for the development) the proposed project (i.e. physical site features and amenities) will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other properties in the immediate vicinity.

C. **"THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE."**

The design of the proposed 24-plex theatre and corresponding site improvements would be consistent with the applicable development and land use regulations of the municipal code in effect for this site, including the following:

Existing CA zone: The project would fully comply with land use, intensity (i.e. maximum floor area), building height, parking, setback, signage and all other development guidelines per the existing zone (which recommends that the site be developed with a variety of neighborhood-commercial land uses). No deviations or variations of the existing zone regulations are required to implement the project design.

Olay Mesa Community Plan: The project will comply with land use and design guidelines of the adopted community plan, which designates the project site for neighborhood-retail land uses consistent with development regulations of the existing zone. Additionally, the proposed development would fulfill land use objectives of the community plan to implement economically viable commercial land uses on the subject property.

City Landscape Technical Manual (LTM): The proposed project would provide a variety of street trees, shrubs and decorative groundcover types consistent with requirements of the LTM and the City-wide Landscape Ordinance.

Planned Commercial Development (PCD) Ordinance: The design of the proposed theatre structure (and corresponding site improvements) would fulfill development design guidelines of the City's PCD Ordinance (Section 101.0910) which recommends that commercial-oriented developments strive to achieve an exemplary design which exceeds that which could be achieved per implementation of development standards of the underlying zone. The architectural merits represented by the proposed site plan, landscape plan and building design (which includes a variety of building materials and colors, horizontal and vertical off-sets, and articulation of the exterior elevations) would achieve the design objectives of the PCD Ordinance.

Conditional Use Permit (CUP) Ordinance: The proposed development would be consistent with applicable use regulations of the City's CUP Ordinance (Section 101.0510) which requires that such a proposed use (i.e. theatre) in the CA-Zone be approved only if it can be determined by the decision maker that, because of special conditions incorporated into a draft permit, the project will not adversely affect the adopted community plan, the existing zone or surrounding properties within the vicinity.

The draft CUP/PCD permit prepared for the project includes a variety of conditions and land use restrictions that would achieve implementation of the community plan's land use objectives for this site and would assure that the proposed land use and development features would not adversely affect development standards of the existing zone and would not be detrimental to surrounding properties in the vicinity. Therefore, with adoption of the draft permit conditions, the proposed project will fully comply with the general intent and purpose of the CUP Ordinance.

Given the preceding circumstances associated with the draft permit, project design and corresponding development features, it is concluded that implementation of the proposed project will comply with all the relevant regulations of the Municipal Code in effect for this site.

BE IT FURTHER RESOLVED, that based on the Findings herein before adopted by the San Diego City Planning Commission, Conditional Use and Planned Commercial Development Permit No. 96-7758, amendment to Conditional Use, Planned Commercial Development Resource Protection Ordinance and Land Development Permit No. 92-0736, is hereby granted by the Planning Commission to the referenced Owner/Permittee, in the form and with the terms and conditions as set forth in Permit No. 96-7758, a copy of which is attached hereto and made a part hereof.


Kevin Sullivan, Project Manager
Development Services


Linda Lugano
Planning Commission Secretary

Adopted by the City of San Diego Planning Commission on January 22, 1998.

By a vote of: 5-0-0

Type/Number of Document CUP/PCD 96-7758Date of Approval January 22, 1998

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STATE OF CALIFORNIA

Kevin Sullivan
Kevin Sullivan, Development Project Manager

COUNTY OF SAN DIEGO

On Feb. 5, 1998 before me, BARBARA J. HUBBARD (Notary Public), personally appeared KEVIN SULLIVAN, Development Project Manager of Development Service of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Barbara J. Hubbard



(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed _____ Signed _____
Typed Name AMC Realty Typed Name 805 Properties

STATE OF _____

COUNTY OF _____

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

WITNESS my hand and official seal.

Signature _____

(Seal)

ORIGINAL

ALL-PURPOSE CERTIFICATE

ATTACHMENT 12

Type/Number of Document CUP/PCD 96-7758

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Date of Approval January 22, 1998

STATE OF CALIFORNIA

Kevin Sullivan
Kevin Sullivan, Development Project Manager

COUNTY OF SAN DIEGO

On Feb. 5, 1998 before me, BARBARA J. HUBBARD (Notary Public), personally appeared KEVIN SULLIVAN, Development Project Manager of Development Service of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Barbara J. Hubbard



(Seal)

PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed

Typed Name AMC Realty

Typed Name

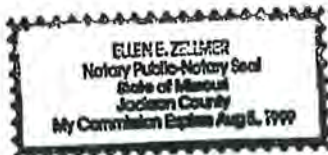
805 Properties

STATE OF MISSOURICOUNTY OF JACKSON

On MARCH 30, 1998 before me, Ellen E. Zellmer (Name of Notary Public) personally appeared Sam J. Gibrano, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Ellen E. Zellmer

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805 Properties, a California general partnership

By: EDL V, Ltd., a California limited partnership, General Partner

By: EDL Holding, Inc., a California corporation, General Partner

By: Bruce E. Tabb
Bruce E. Tabb, President

By: Gene Driscoll
Gene Driscoll, Secretary

By: Kansas Development Company, a Kansas general partnership, General Partner

By: March Oil Company, a Kansas general partnership, General Partner

By: Marjorie M. Stevens
Marjorie M. Stevens, General Partner

George N. Coleman, Burt A. Rees, and Wayne P. Lill, as Successor Trustees under Declaration of Trust Agreement dated March 1, 1968 and amended October 10, 1990

By: Burt A. Rees
Trustee

By: Wayne P. Lill
Trustee

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

On 3-23-98, before me, ELIZABETH BRENNAN, a Notary Public in and for said County and State, personally appeared BRUCE E. TABB AND GENE DRISCOLL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Brennan
Signature



(This area for official notarial seal)

STATE OF California)
COUNTY OF San Diego) S.S.

On March 24, 1998, before me, Barbara G. Virtue, a Notary Public in and for said County and State, personally appeared George N. Coleman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Barbara G. Virtue
Signature



(This area for official notarial seal)

STATE OF Kansas)
COUNTY OF Sedgewick) S.S.

On March 25, 1998, before me, Sandra M. Stevens, a Notary Public in and for said County and State, personally appeared Marjorie M. Stevens, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sandra M. Stevens
Signature



(This area for official notarial seal)

332

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

On 3-26-98, before me, ELIZABETH BRENNAN, a Notary Public in and for said County and State, personally appeared BURT A. REES

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

WITNESS my hand and official seal.

Elizabeth Brennan
Signature



(This area for official notarial seal)

STATE OF _____)
COUNTY OF _____) S.S.

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____

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

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

STATE OF _____)
COUNTY OF _____) S.S.

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____

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

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)



SHEET INDEX

- 1. COVER SHEET
 - 2. SITE PLAN
 - 3. ACCESSIBILITY PLAN
 - 4. DEMO SITE PLAN
 - 5. DEMO FLOOR PLAN-THEATER LEVEL @ GRADE
 - 6. DEMO FLOOR PLAN-PROJECTION LEVEL
 - 7. (EXISTING) THEATER FLOOR PLAN
 - 8. (NEW) BUILDING FLOOR PLANS
 - 9. (NEW) BUILDING ROOF PLANS
 - 10. (EXISTING) THEATRE ELEVATIONS
 - 11. (NEW) SHOPS 1 AND 2 ELEVATIONS
 - 12. (NEW) SHOP 3 ELEVATIONS
 - 13. (NEW) RETAIL A ELEVATIONS
 - 14. (NEW) RETAIL A ELEVATIONS
 - 15. (NEW) PAD B ELEVATIONS
 - 16. SITE SECTIONS
 - 17. TOPOGRAPHIC MAP
 - 18. GRADING PLAN
 - 19. LANDSCAPE PLAN AND PLANT LEGEND
 - 20. PLANTING NOTES AND DETAILS
 - 21. LANDSCAPE WATER USE CALCS
 - 22. (NEW) PAD A / CHICK-FIL-A ELEVATIONS
 - 23. FIRE ACCESS SITE PLAN
- TENTATIVE MAP - SHEET 01
TENTATIVE MAP - SHEET 02
TENTATIVE MAP - SHEET 03



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

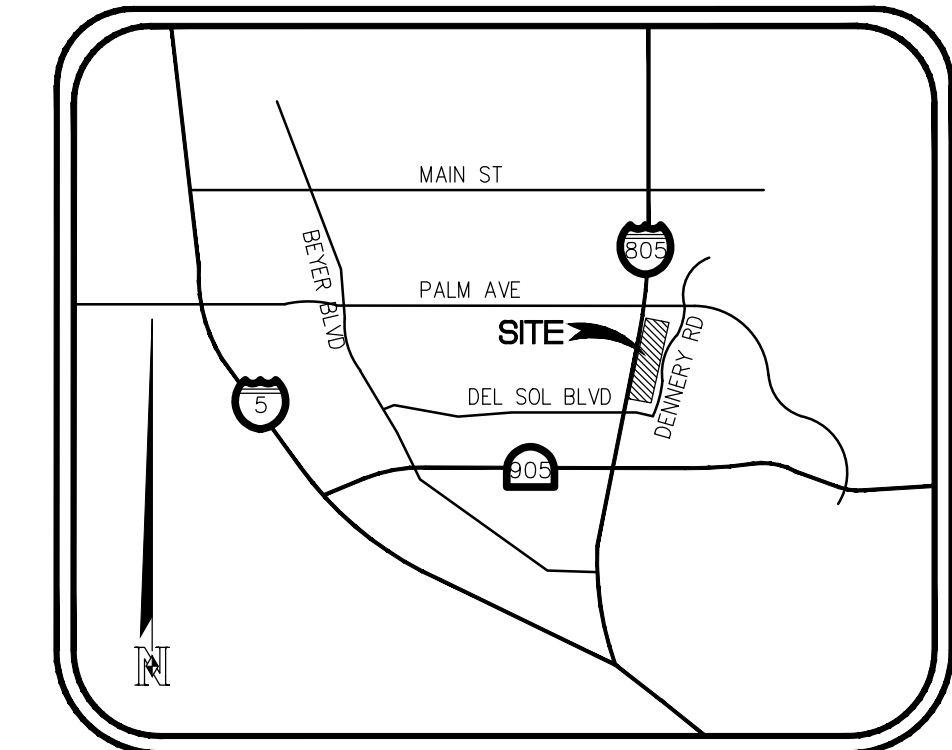
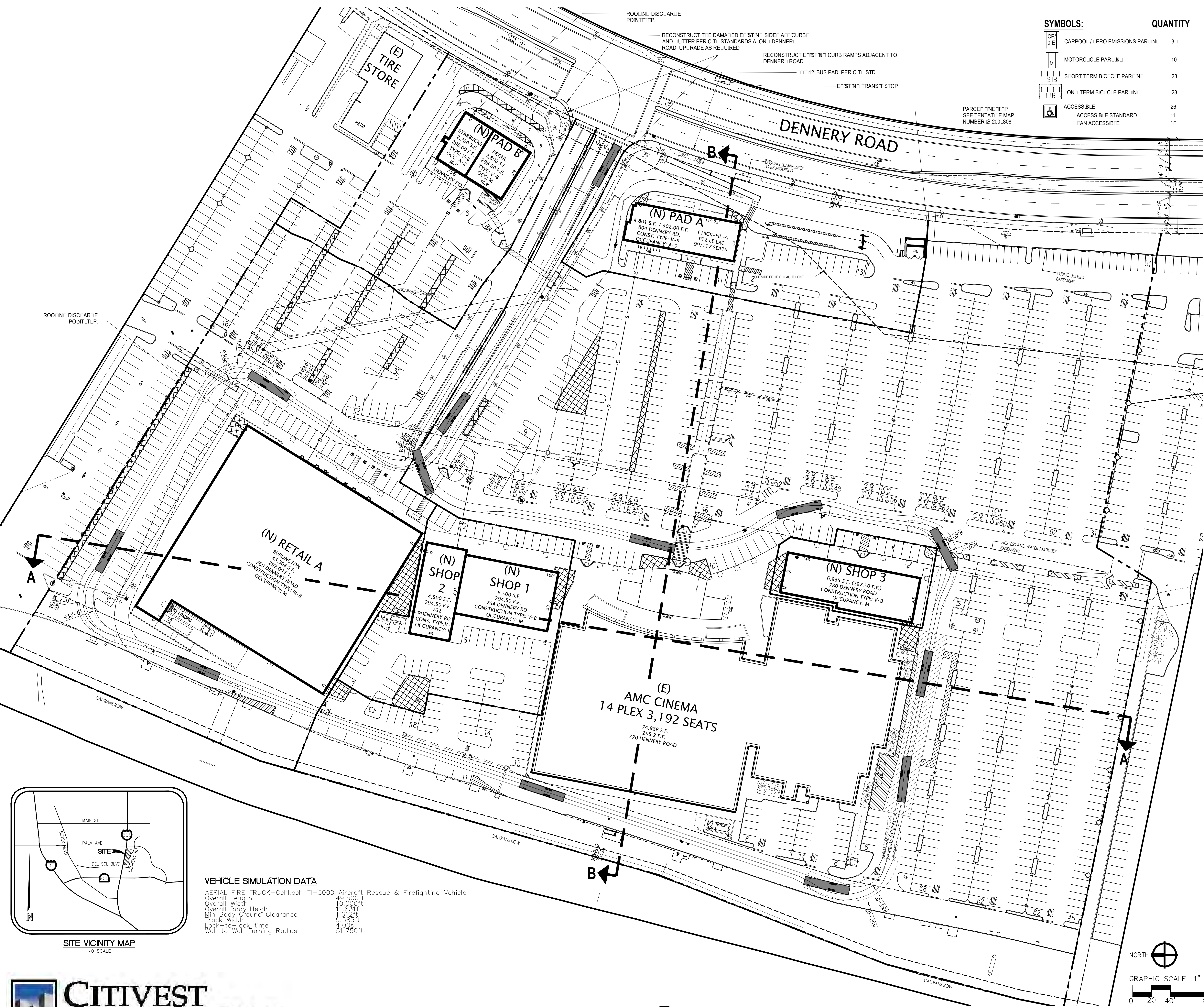
COVER SHEET

THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:	
NAME: _____	REVISION 14: _____
ADDRESS: _____	REVISION 13: _____
PROJECT ADDRESS: _____	REVISION 11: _____
770 DENVER ROAD	REVISION 10: _____
SAN DIEGO, CA 92154	REVISION 9: _____
PROJECT NAME: _____	REVISION 8: _____
THE SHOPS AT AMC	REVISION 7: 08-31-18
PALM PROMENADE	REVISION 6: 07-08-18
	REVISION 5: 06-10-18
	REVISION 4: 04-04-18
	REVISION 3: 03-30-18
	REVISION 2: 01-31-18
	REVISION 1: 9-18-17
SHEET TITLE: COVER SHEET	ORIGINAL DATE: 08/22/2017
	SHEET 1 OF 23
	DEP # _____
CITY OF SAN DIEGO PROJECT NO.: 569517	



SITE VICINITY MAP
NO SCALE

VEHICLE SIMULATION DATA

AERIAL FIRE TRUCK—Oshkosh TI-3000 Aircraft	Rescue & Firefighting Vehicle
Overall Length	43.500ft
Overall Width	10.000ft
Overall Body Height	11.831ft
Min Body Ground Clearance	1.612ft
Track Width	9.883ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	51.750ft



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**

SITE PLAN

SYMBOLS:

CPI	CARPOOL / ZERO EMISSIONS PARKING	3
M	MOTORCYCLE PARKING	10
1 1 1	SHORT TERM BICYCLE PARKING	23
1 1 1	LONG TERM BICYCLE PARKING	23
6	ACCESSIBLE	26
6	ACCESSIBLE STANDARD	11
6	ACCESSIBLE	10

PROJECT SUMMARY:

SITE AREA: ± 17.53 AC.

EXISTING THEATER:

THEATER DEMO:

EXISTING THEATER TO REMAIN:

NEW CONSTRUCTION

FAST FOOD

RETAIL

TOTAL BUILDING AREA:

LAND/BUILDING:

COVERAGE:

PARKING REQUIRED:

EXISTING THEATER: 4,836 SEATS @3.3

PROVIDED PARKING:

MAXIMUM SHARED PARKING DEMAND:

PROVIDED PARKING AFTER EXPANSION

SUMMARY OF SHARED PARKING ANALYSIS:

PARKING REQUIRED (PER SHARED PARKING REQUIREMENTS S 142.0545)

HOURLY ACCUMULATION BY % OF PEAK HOUR

WEEKDAY

WEEKEND

TOTAL PARKING PROVIDED

SURPLUS PARKING PROVIDED

PARKING RATIO:

SEATS

± 763,404 SQ. FT.

107,250 SQ.FT.

32,262 SQ. FT.

74,988 SQ. FT.

9,801 SQ. FT.

63,243 SQ. FT.

148,032 SQ. FT.

4.2/1

19.4%

1,466 STALLS

1,579 STALLS

1,288 STALLS

1,290 STALLS

2 STALLS

8.7/1,000 S.F.

NOTE:

1. APPLICATION IS BEING SUBMITTED FOR SHARED PARKING APPROVAL PURSUANT TO S 142.04 SHARED PARKING REQUIREMENTS. SEE SHARED PARKING ANALYSIS INCLUDED WITH THE SUBMITTAL APPLICATION BASED ON THE SHARED PARKING FORMULA 142.04 AND ITS ASSOCIATED TABLES, TABLES 142.04 AND 142.05.

2. THIS PROJECT DOES NOT DISCLOSE AND INCREASE IN STORM WATER RUN OFF ONTO THE EXISTING SIDE AREAS.

3. PRIOR TO RECORDATION OF THE CERTIFICATE OF COMPLIANCE THE SUBMITTER SHALL PROVIDE COPIES FOR THE OPERATION AND MAINTENANCE OF THE PROJECT AFTER AND BEFORE ACTIVITIES IN A MANNER OF SATISFACTION TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

PROPERTY ADDRESS:

770 DENNERY RD.
SAN DIEGO, CA 92104

PROPERTY OWNER:

CITY OF PALM PROMENADE
4340 PALM PROMENADE SUITE 110
NEWPORT BEACH, CA 92660
P. 404.0040

ASSESSOR'S PARCEL NUMBERS:

EXISTING PARCEL	EXISTING APN	EXISTING PARCEL	EXISTING APN
LOT 3	0631.041.02	LOT 14	0631.041.00
LOT 4	0631.041.03	LOT 16	0631.041.06
LOT 5	0631.041.04	LOT 17	0631.041.00
LOT 6	0631.042.02		

DESCRIPTION:

LOTS 3, 4, 5, 14, 16 AND 17 OF PALM PROMENADE IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 130100000 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 23, 2003.

ITEM 10:

COMPLETE SCOPE OF WORK DEMOLITION AND NEW RETAIL DEVELOPMENT:

- DEMOLISH 32,262 SQUARE FOOT NORTH SIDE OF EXISTING 10,000 SQUARE FOOT AMC THEATER BUILDING 24 SCREENS.
- REDUCED 4,888 SQUARE FOOT THEATER BUILDING 14 SCREENS TO REMAIN REESTANDING.
- BUILD ONE NEW REESTANDING RETAIL STRUCTURES TO THE NORTH OF THE REMAINING THEATER BUILDING:
 - INCORPORATING ONE NEW 4,000 SQUARE FOOT BUILDING RETAIL AND
 - TO ATTACHED SMALLER RETAIL BUILDINGS OF 6,000 SQUARE FOOT 1 AND 4,000 SQUARE FOOT 2 SQUARE FEET RESPECTIVELY.
- BUILD ONE NEW REESTANDING RETAIL BUILDING OF 6,000 SQUARE FEET 3 JUST IN FRONT EAST OF THE SOUTH SIDE OF THE THEATER.
- BUILD TWO OUTPARCELS PADS ON EITHER SIDE OF THE ENTRANCE ASSESSMENT ALONG DENNERY ROAD.
 - PAD A 4,801 SQUARE FOOT RETAIL DRIVE THROUGH BUILDING
 - PAD B 6,000 SQUARE FOOT RETAIL DRIVE THROUGH BUILDING
- NO PROPOSED DEVELOPMENT REDUCTION DEMONSTRATIONS.
- AMEND PCD 20-36 AND/OR CUP 60-88 AS REQUIRED BY OTHER N.C.S.D. AND USE REGULATIONS.
- OBTAIN TENTATIVE MAP APPROVAL TO ALTER EXISTING PARCEL COUNT FROM THE EXISTING PARCELS TO 6 AND PARCELS LINES.

ITEM 12:

YEAR CONSTRUCTED: 2000 PER TITLE COMPANY PROPERTY PROFILE - (CUP APPROVED 1/22/98 | CDD ISSUED 4/6/01)

GEOLOGIC HAZARD CATEGORY: 52 LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK. LANDSCAPE AREA: 38,000 SF.

ITEM 14:

NOT APPLICABLE

ENVIRONMENTAL REVIEW OF THE ORIGINAL PROJECT (PCD 92-0736) INCLUDED PREPARATION OF A COMPLETE ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM. ALL MITIGATION MEASURES REQUIRED BY THE ORIGINAL EIR WERE COMPLETED, PRIOR TO AUGUST 1997 (THE PERIOD WHEN AN APPLICATION FOR DEVELOPMENT OF THE ORIGINAL AMC THEATER BUILDING WAS SUBMITTED TO THE CITY FOR APPROVAL).

AS OF THE APPROVAL DATE OF THE AMC THEATER DEVELOPMENT IN JANUARY OF 1998 (CUP 96-7758), ALL MITIGATION MEASURES REQUIRED BY THE ORIGINAL EIR WERE COMPLETED. THE CUP (96-7758), AMENDING THE ORIGINAL PCD (92-0736), ISSUED AT THAT TIME INDICATES THAT, "DUE TO PREVIOUS GRADING ACTIVITIES, NO ENVIRONMENTALLY SENSITIVE RESOURCES, HABITATS OR LANDFORM FEATURES EXIST ON THE PROJECT SITE." - PLANNING COMMISSION RESOLUTION NO. 2589-2-PC ON PAGE 8 OF 11

THE PROPOSED PROJECT WILL BE CONSTRUCTED AND OPERATED WITHIN THE EXISTING PARCEL BOUNDARIES OF THE PROPERTY CONSISTENT WITH THE HISTORIC DEVELOPMENT AND USE OF THE LAND AS APPROVED BY THE CITY OF SAN DIEGO UNDER THE GOVERNING PCD (92-0736) AND SUBSEQUENT CUP (96-7758). AS SUCH THE INTENT OF THE DEVELOPER'S PLANNING IS TO CONSTRUCT AND OPERATE THE PROJECT WITHIN THE BOUNDARIES OF PREVIOUSLY ENTITLED AND DEVELOPED LAND PURSUANT TO THE CURRENT MUNICIPAL CODE, THEREBY ELIMINATING THE POSSIBILITY OF IMPACTING SENSITIVE BIOLOGIC RESOURCES THAT MIGHT EXIST OUTSIDE OF THESE BOUNDARIES.

PREPARED BY:

NAME: _____

ADDRESS: _____

PROJECT ADDRESS:

770 DENNERY ROAD
SAN DIEGO, CA 92104

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

SHEET TITLE: SITE PLAN

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: 08-31-18

REVISION 6: 07-08-18

REVISION 5: 05-10-18

REVISION 4: 04-04-18

REVISION 3: 03-30-18

REVISION 2: 01-31-18

REVISION 1: 9-18-17

NAD83 COORDINATES: 1790-8316
NAD27 COORDINATES: 180-1765

ORIGINAL DATE: 05/22/2017

SHEET 2 OF 23

DEP #: _____

CITY OF SAN DIEGO PROJECT NO.: 569517

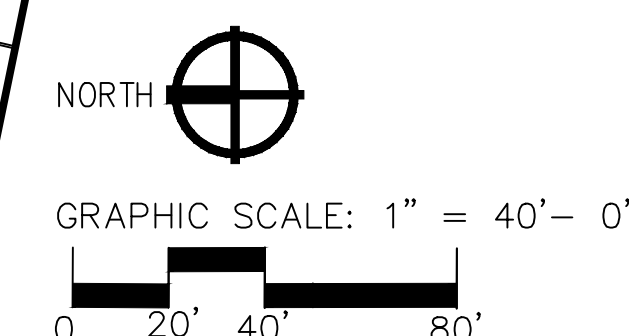
PROJECT SUMMARY:

SITE AREA: ± 17.53 AC.	SQ. FT.	SEATS
EXISTING THEATER:	± 763,404 SQ. FT.	
THEATER DEMO:	107,250 SQ. FT.	4,836
EXISTING THEATER TO REMAIN:	32,262 SQ. FT.	1,644
NEW CONSTRUCTION	74,988 SQ. FT.	3,192
FAST FOOD	9,801 SQ. FT.	
RETAIL	63,243 SQ. FT.	
TOTAL BUILDING AREA:	148,032 SQ. FT.	
LAND/BUILDING:	4.2/1	
COVERAGE:	19.4%	
PARKING REQUIRED:		
EXISTING THEATER: 4,836 SEATS @3.3	1,466 STALLS	
PROVIDED PARKING:	1,579 STALLS	
MAXIMUM SHARED PARKING DEMAND:	1,288 STALLS	
PROVIDED PARKING AFTER EXPANSION	1,290 STALLS	
SUMMARY OF SHARED PARKING ANALYSIS:		
PARKING REQUIRED (PER SHARED PARKING REQUIREMENTS S 142.0545)		
HOURLY ACCUMULATION BY % OF PEAK HOUR	PEAK HR.	PARKING REQUIRED
WEEKDAY	7PM	1,285
WEEKEND	8PM	1,288
TOTAL PARKING PROVIDED		1,290 STALLS
SURPLUS PARKING PROVIDED		2 STALLS
PARKING RATIO:	8.7/1,000 S.F.	

CONNECT TO
EXISTING STOPS
AT A MART

--- ACCESSIBLE PATH OF TRAVEL
--- OFF SITE CONNECTIONS

CONNECT TO
HOME DEPOT



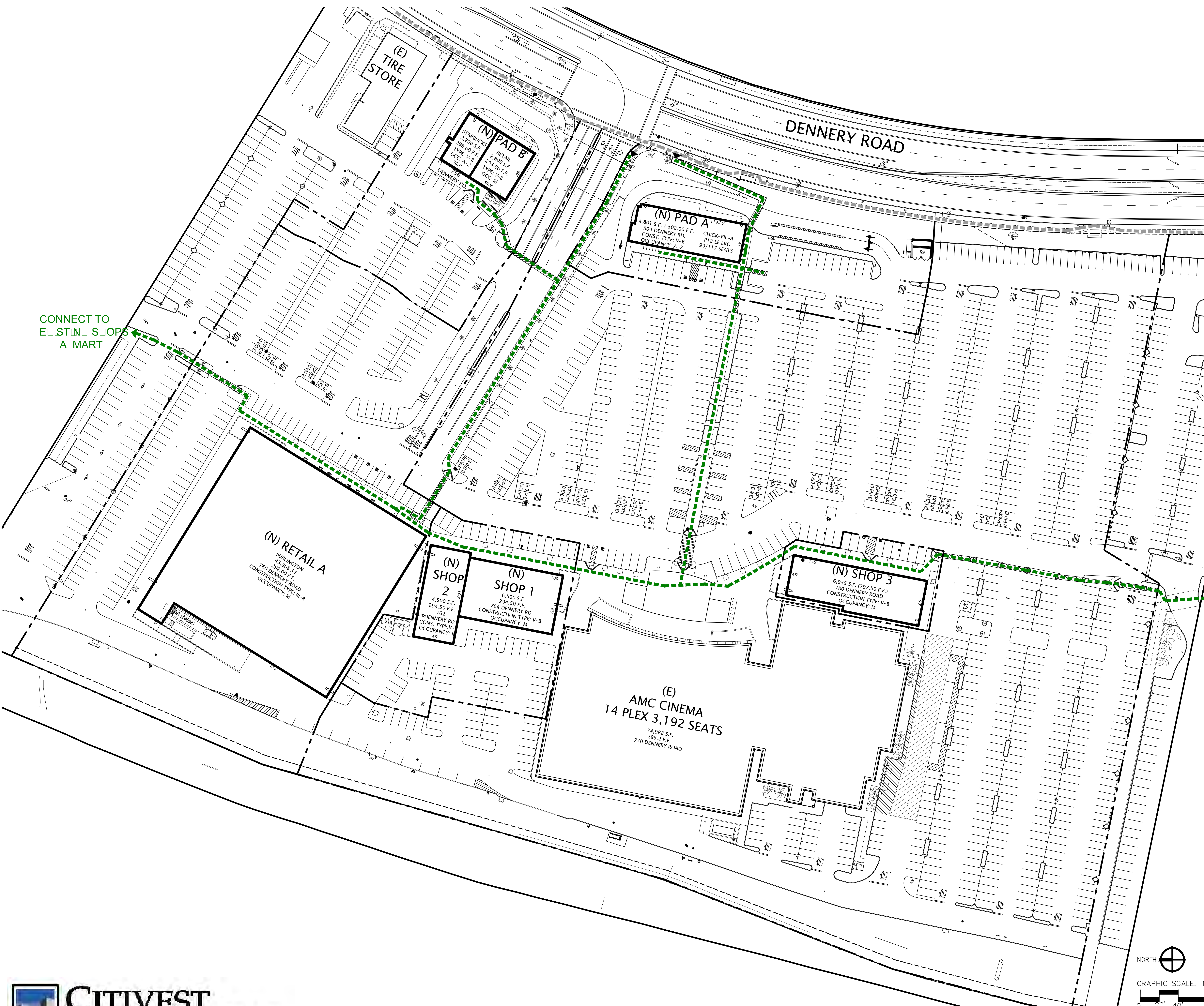
ACCESSIBILITY PLAN

**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**

PREPARED BY:

NAME:	REVISION 14:	
ADDRESS:	REVISION 13:	
PROJECT ADDRESS:	REVISION 12:	
770 DENNERY ROAD, SAN DIEGO, CA 92164	REVISION 11:	
PROJECT NAME:	REVISION 10:	
THE SHOPS AT AMC PALM PROMENADE	REVISION 9:	
SHEET TITLE: ACCESSIBILITY PLAN	REVISION 8:	
	REVISION 7: 08-31-18	
	REVISION 6: 07-08-18	
	REVISION 5: 05-10-18	
	REVISION 4: 04-24-18	
	REVISION 3: 03-30-18	
	REVISION 2: 01-31-18	
	REVISION 1: 9-18-17	
	NAD83 COORDINATES: 1790-8316	
	NAD27 COORDINATES: 180-1795	
	ORIGINAL DATE: 05/22/2017	
	SHEET 3 OF 23	
	DEP #	

CITY OF SAN DIEGO PROJECT NO.: 569517



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

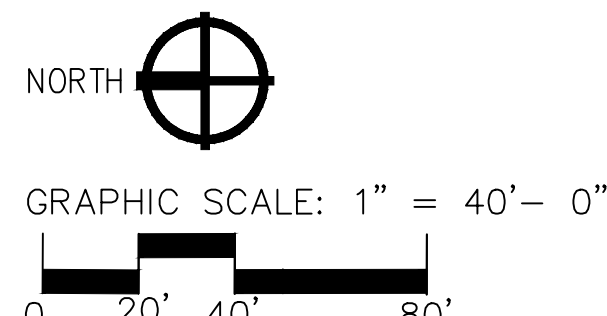
KEY NOTES:

- 1 STR.P.N.: TO BE REMOVED
- 2 P.LANTER TO BE DEMOLISHED
- 3 FIRE HYDRANT TO BE RELOCATED
- 4 P.LANTER TO REMAIN

LEGEND:

----- DEMOLISH / RELOCATE

———— TO REMAIN

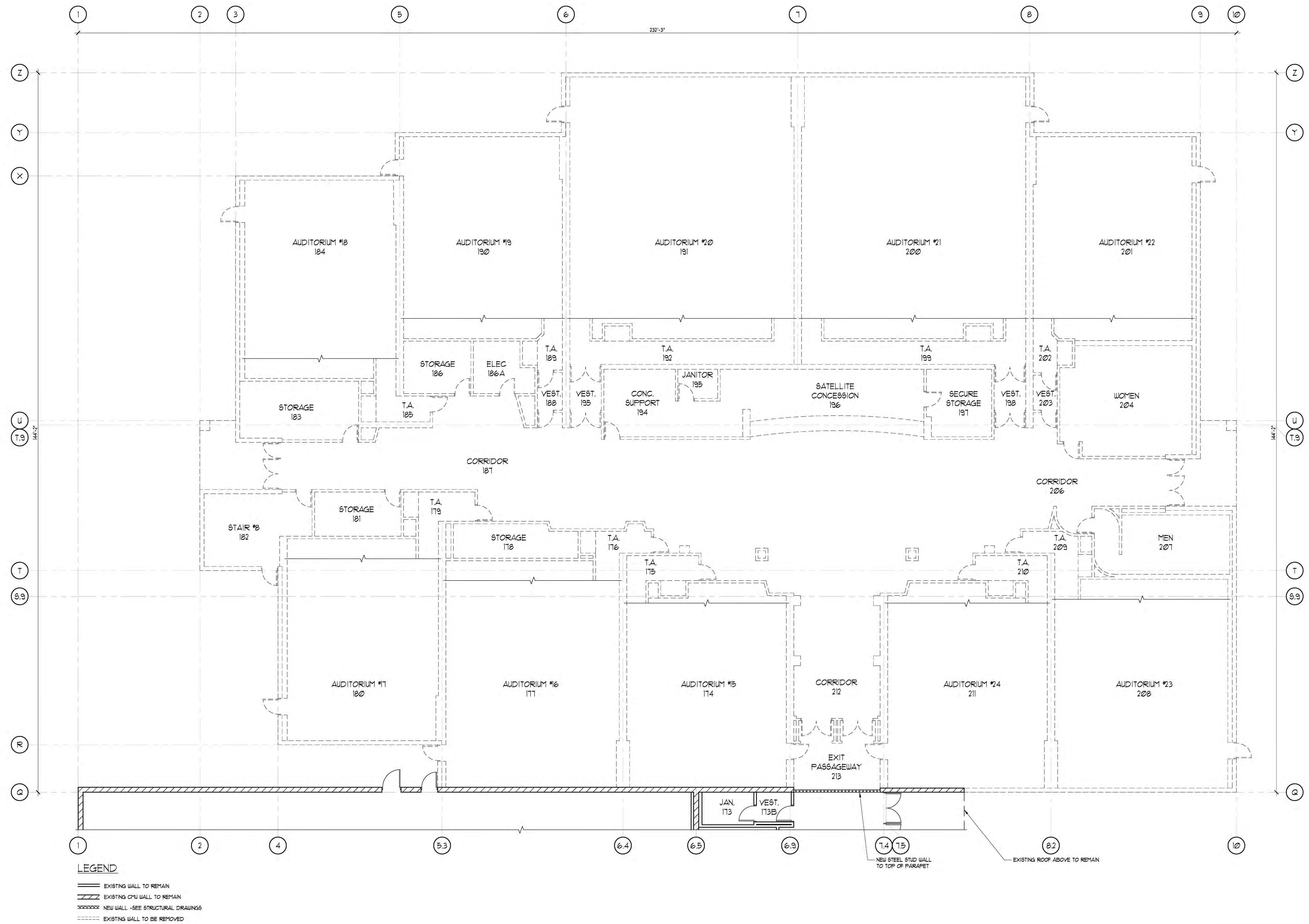


DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

DEMO SITE PLAN

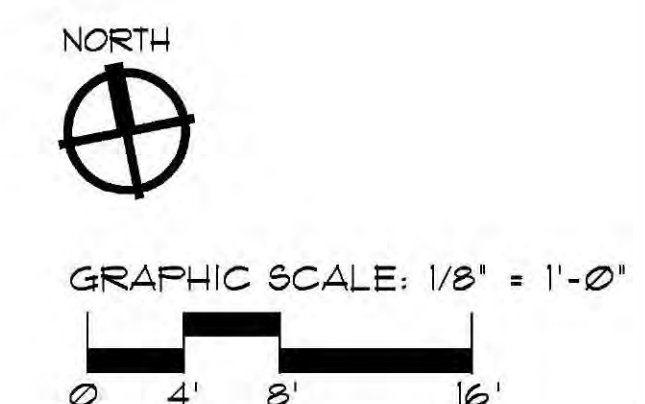
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

PREPARED BY:	
NAME:	_____
ADDRESS:	_____
PROJECT ADDRESS:	_____
PROJECT NAME:	_____
SHEET TITLE:	DEMO SITE PLAN
CITY OF SAN DIEGO PROJECT NO.: 569517	
REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	08-31-18
REVISION 6:	07-08-18
REVISION 5:	05-10-18
REVISION 4:	04-04-18
REVISION 3:	03-30-18
REVISION 2:	01-31-18
REVISION 1:	9-18-17
NAD83 COORDINATES:	1780-6316
NAD27 COORDINATES:	150-1755
ORIGINAL DATE:	06/22/2017
SHEET	4 OF 23
DEP #	_____



DEMOLITION PLAN THEATER LEVEL (AREA C)

**THE SHOPS AT AMC PROMENADE
SAN DIEGO, CA**



R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:		REVISION 14: _____	
NAME: _____	REVISION 13: _____	REVISION 12: _____	
ADDRESS: _____	REVISION 11: _____	REVISION 10: _____	
PROJECT ADDRESS: _____	REVISION 9: _____	REVISION 8: _____	
770 DENNIY ROAD,	REVISION 7: 08-31-18	REVISION 6: 07-06-18	
SAN DIEGO, CA 92154	REVISION 5: 05-10-18	REVISION 4: 04-04-18	
PROJECT NAME: _____	REVISION 3: 03-30-18	REVISION 2: 01-31-18	
THE SHOPS AT AMC	REVISION 1: 9-18-17	NAD83 COORDINATES: 1790-6316	
PALM PROMENADE	NAD27 COORDINATES: 150-1755	ORIGINAL DATE: 08/22/2017	
SHEET TITLE: COVER SHEET	SHEET 5 OF 23	DEP # _____	
CITY OF SAN DIEGO PROJECT NO.: 569517			

DATE: 08.31.2018
PROJECT NUMBER 400.1601.01



LEGEND

- ===== EXISTING WALL TO REMAIN
- ===== EXISTING CHU WALL TO REMAIN
- ===== NEW WALL - SEE STRUCTURAL DRAWINGS
- EXISTING WALL TO BE REMOVED



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

DEMOLITION PLAN

PROJECTION LEVEL (AREA C)

THE SHOPS AT AMC PROMENADE SAN DIEGO, CA

R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

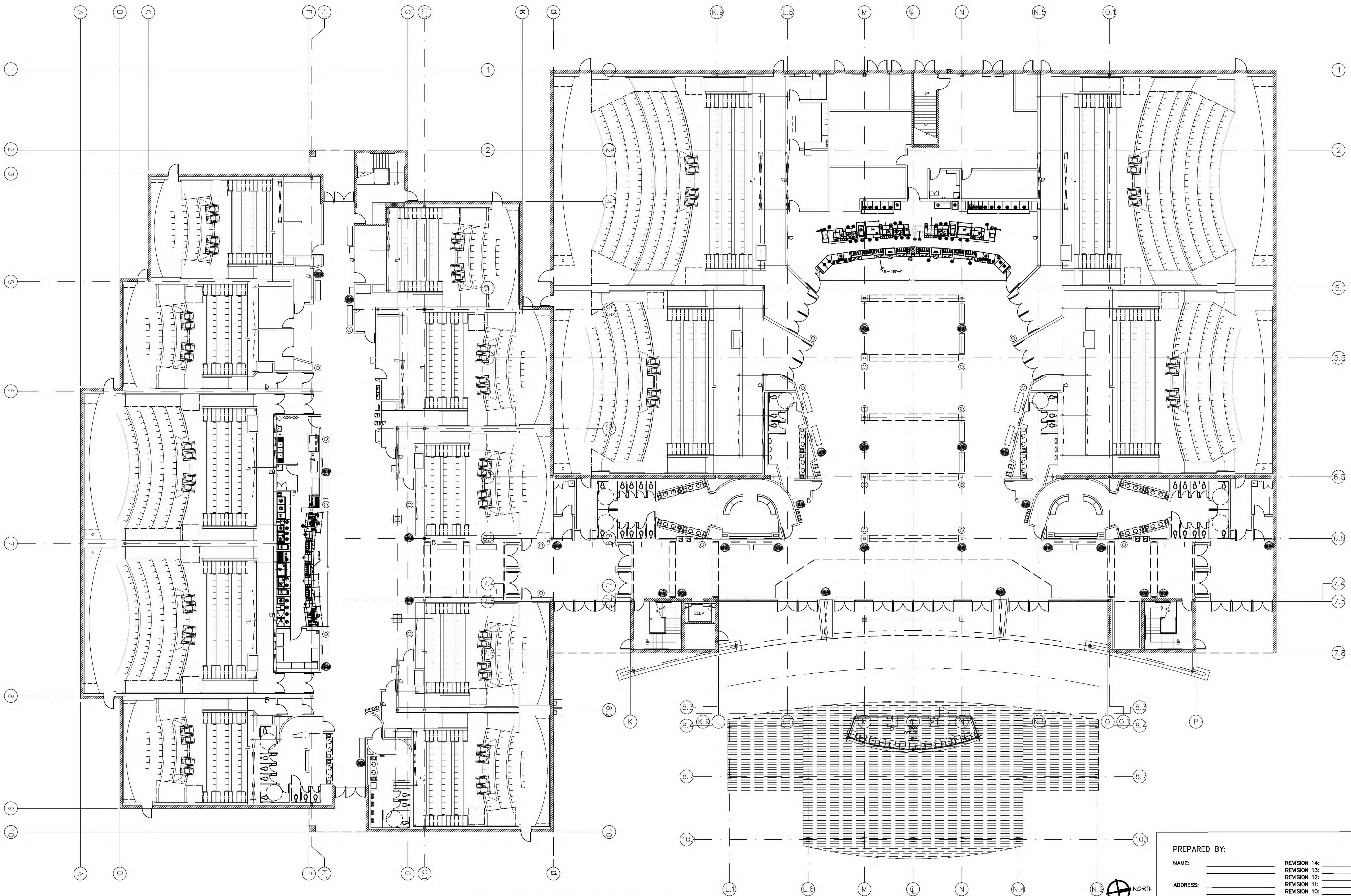


GRAPHIC SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PREPARED BY:

NAME:	_____	REVISION 14:	_____
ADDRESS:	_____	REVISION 13:	_____
PROJECT ADDRESS:	_____	REVISION 12:	_____
770 DENNERY ROAD, SAN DIEGO, CA 92154	_____	REVISION 11:	_____
PROJECT NAME:	_____	REVISION 10:	_____
THE SHOPS AT AMC PALM PROMENADE	_____	REVISION 9:	_____
NAD83 COORDINATES: 1790-6316 NAD27 COORDINATES: 150-1755	_____	REVISION 8:	_____
ORIGINAL DATE: 08/22/2017	_____	REVISION 7: 08-31-18	_____
SHEET TITLE: COVER SHEET	_____	REVISION 6: 07-06-18	_____
SHEET 6 OF 23	_____	REVISION 5: 05-10-18	_____
DEP # _____	_____	REVISION 4: 04-04-18	_____
CITY OF SAN DIEGO PROJECT NO.: 569517	_____	REVISION 3: 03-30-18	_____
	_____	REVISION 2: 01-31-18	_____
	_____	REVISION 1: 9-18-17	_____



(EXISTING)
THEATER FLOOR PLAN

**THE SHOPS AT AMC PROMENADE
SAN DIEGO, CA**

R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:

NAME: _____

ADDRESS: _____

PROJECT ADDRESS: _____

770 DENNERY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME: _____

THE SHOPS AT AMC
PALM PROMENADE

SHEET TITLE: **COVER SHEET**

CITY OF SAN DIEGO PROJECT NO.: 569517

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: 08-31-18
REVISION 6: 07-06-18
REVISION 5: 05-10-18
REVISION 4: 04-04-18
REVISION 3: 03-30-18
REVISION 2: 01-31-18
REVISION 1: 9-18-17

NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755

ORIGINAL DATE: 08/22/2017

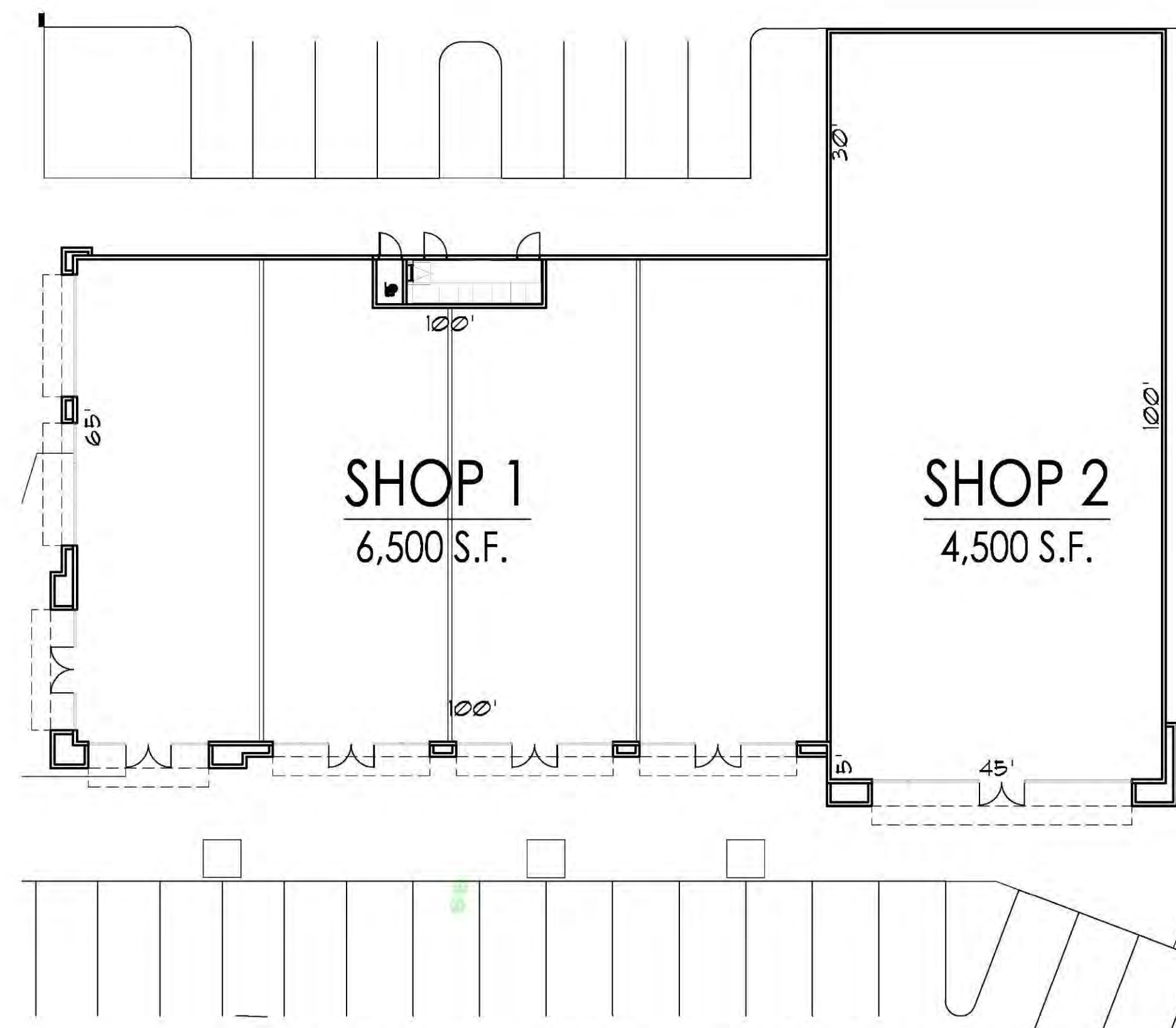
SHEET 7 OF 23

DEP # _____

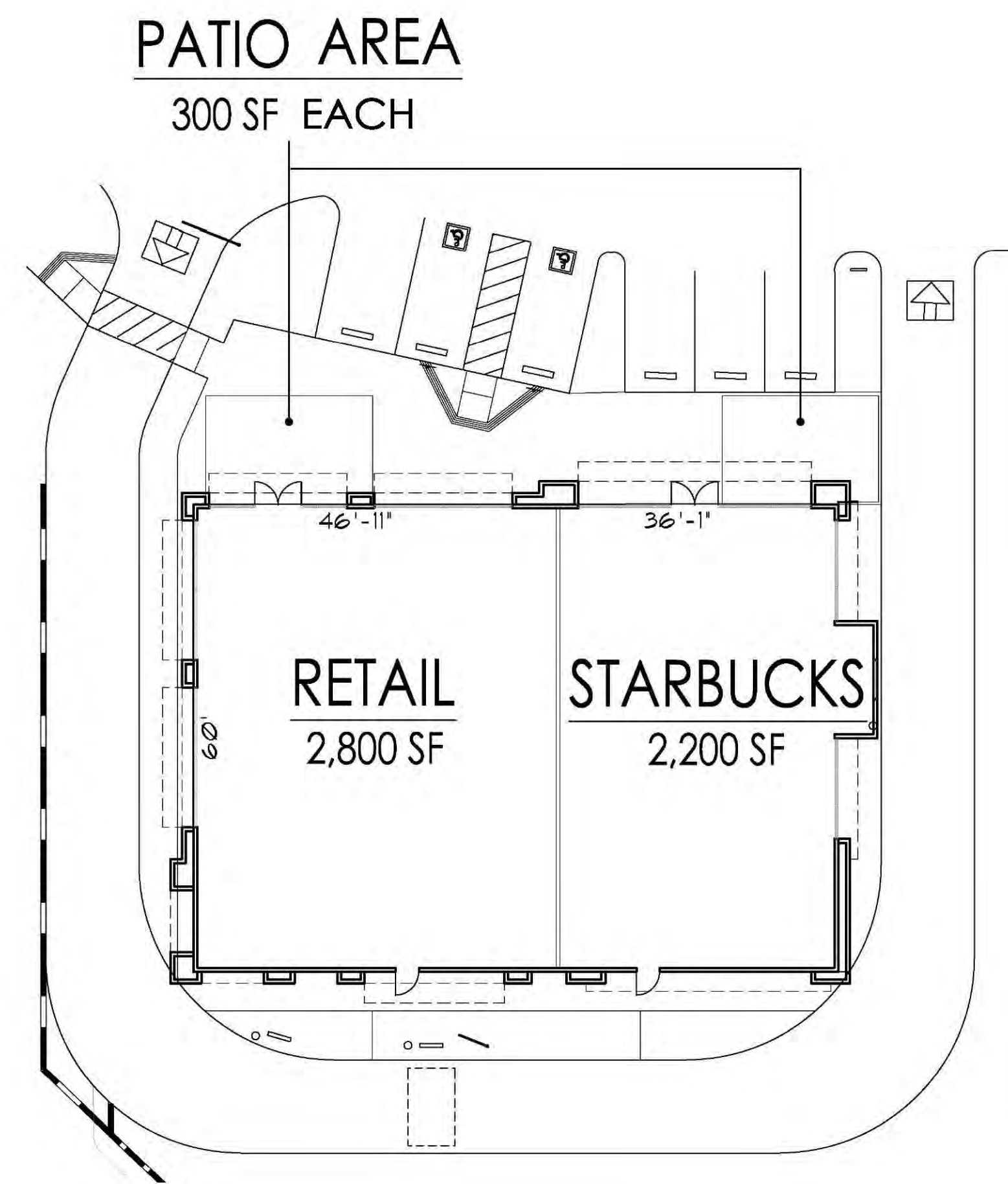
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0 5' 10' 20'



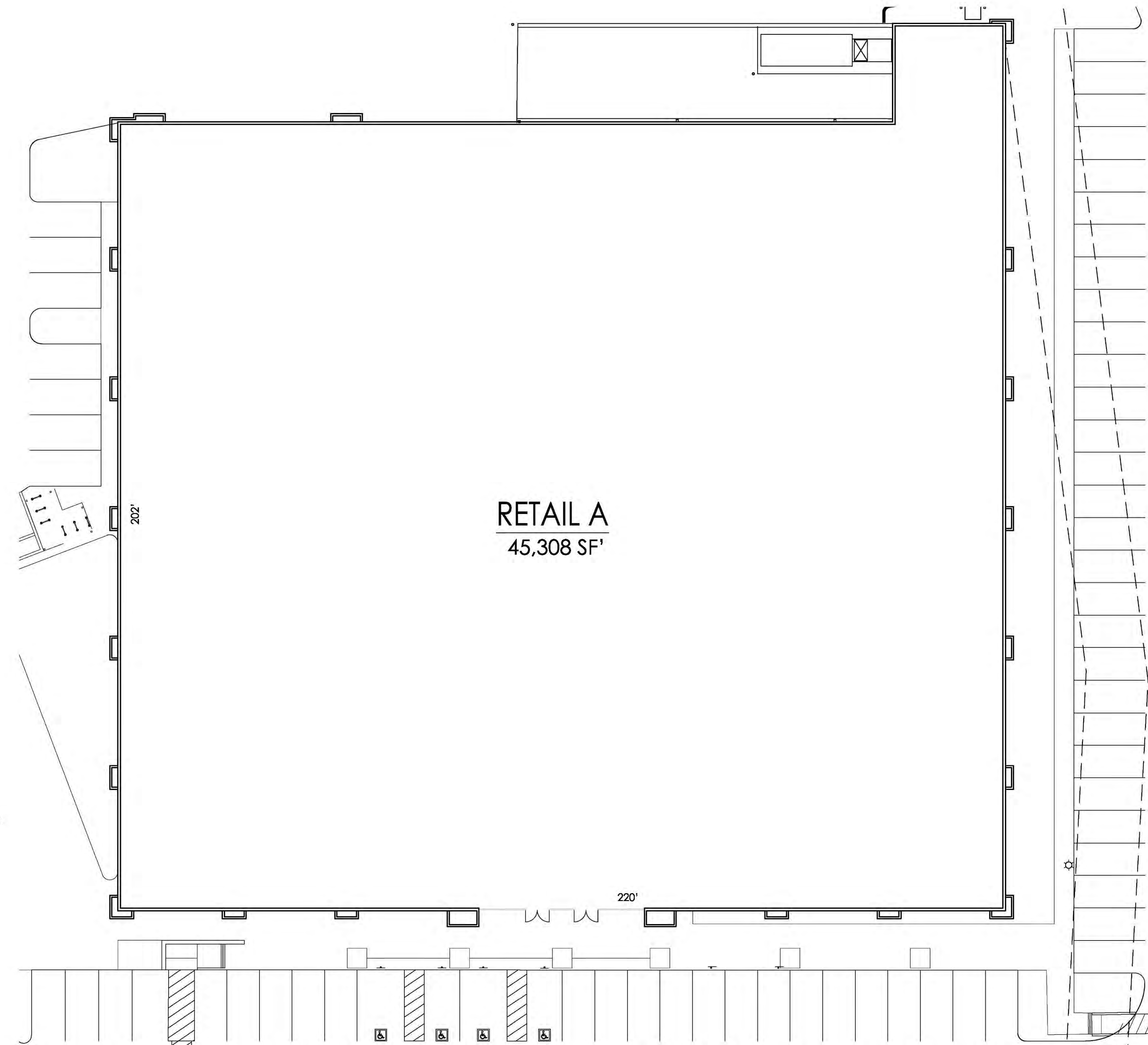
DATE: 08.31.2018
PROJECT NUMBER 400.1601.01



SHOPS 1 AND 2 FLOOR PLAN
SCALE: 1/16"=1'-0"



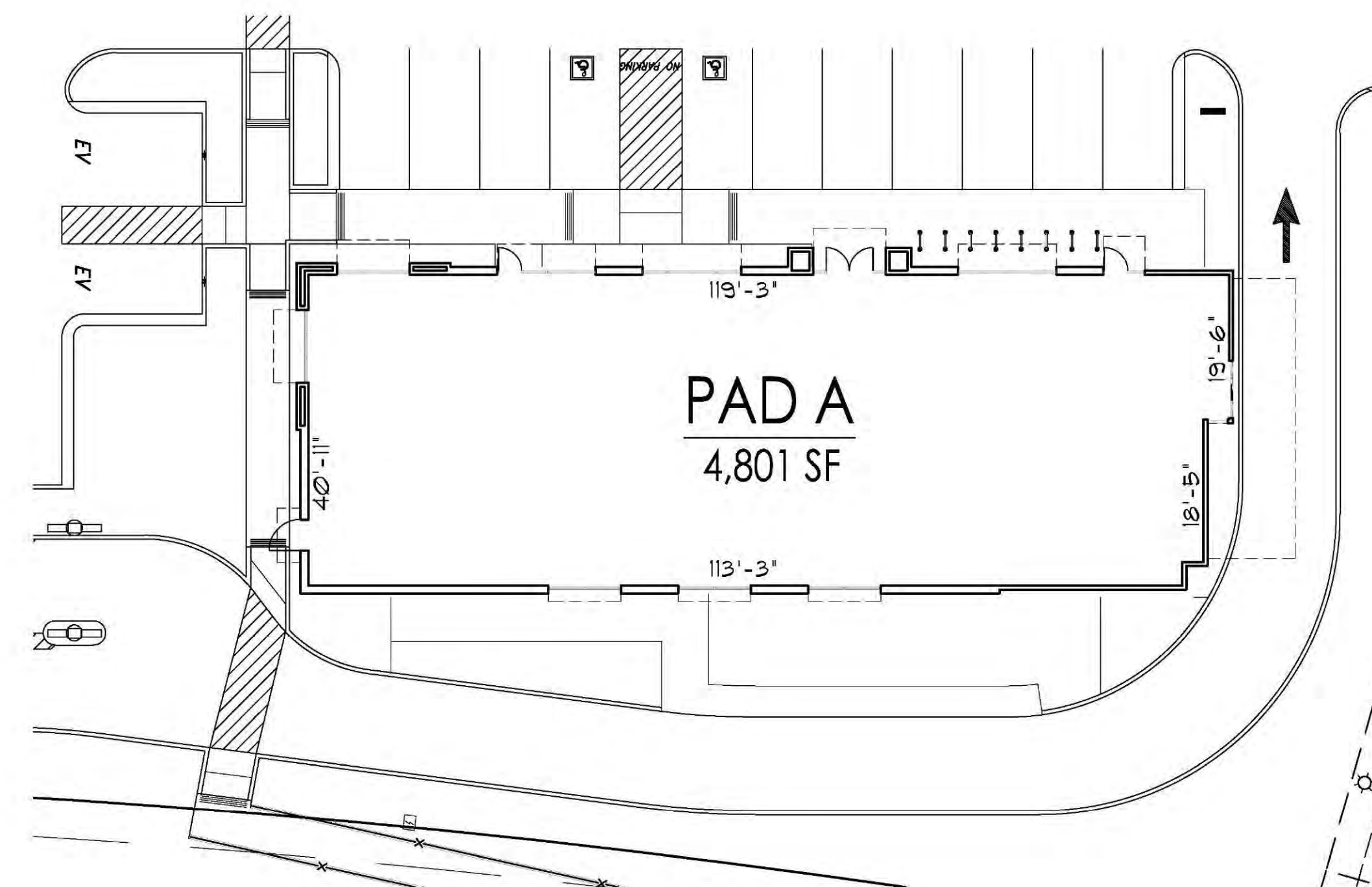
PAD B FLOOR PLAN
SCALE: 1/16"=1'-0"



RETAIL A FLOOR PLAN
SCALE: 1/16"=1'-0"



SHOP 3 FLOOR PLAN
SCALE: 1/16"=1'-0"

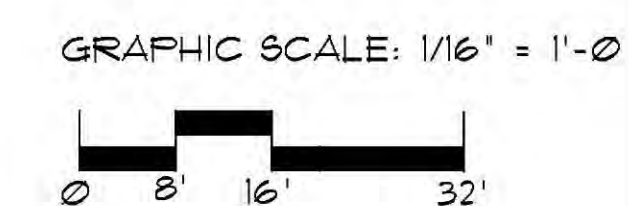


PAD A FLOOR PLAN
SCALE: 1/16"=1'-0"



(NEW) BUILDING FLOOR PLANS

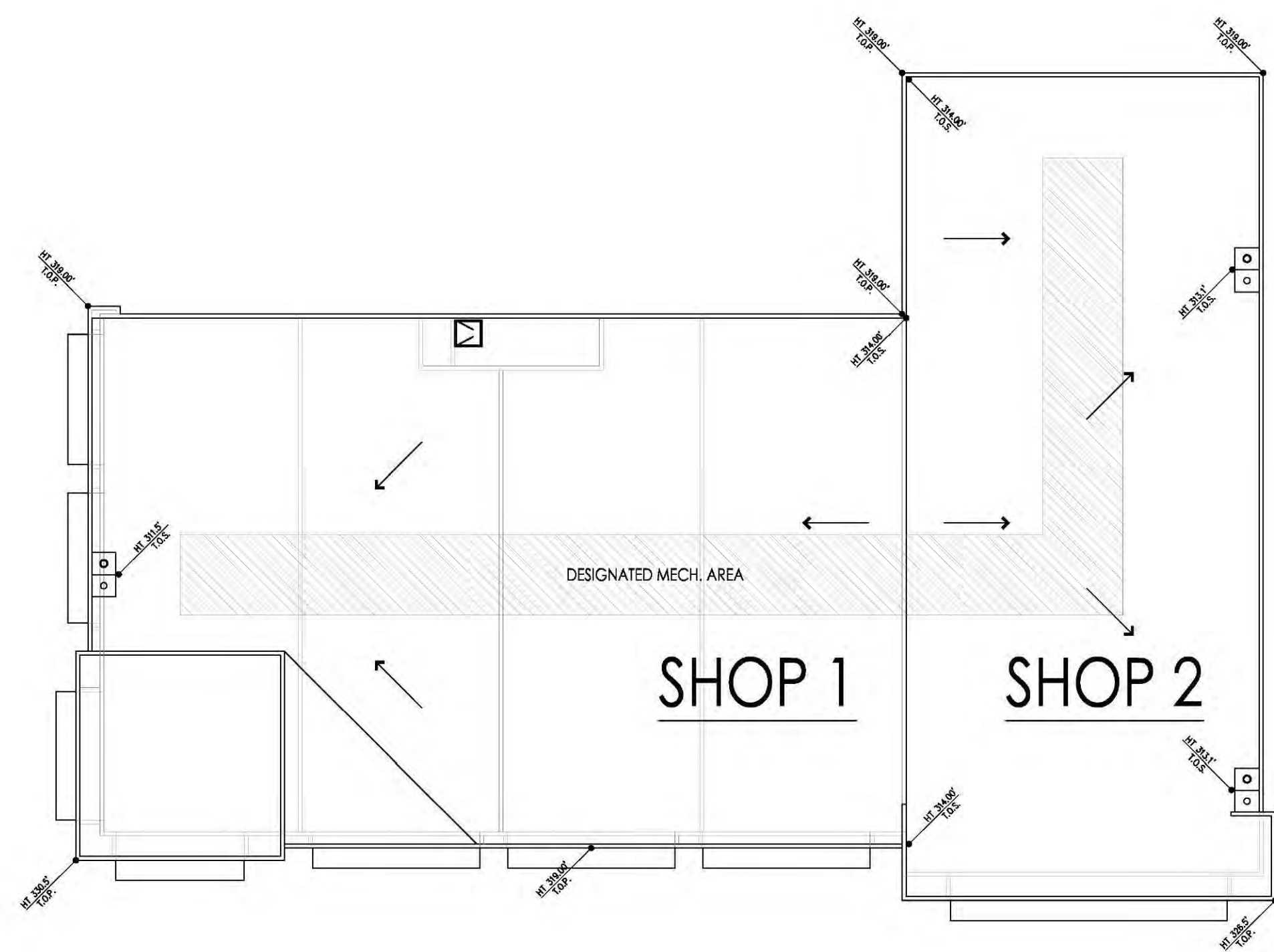
**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**



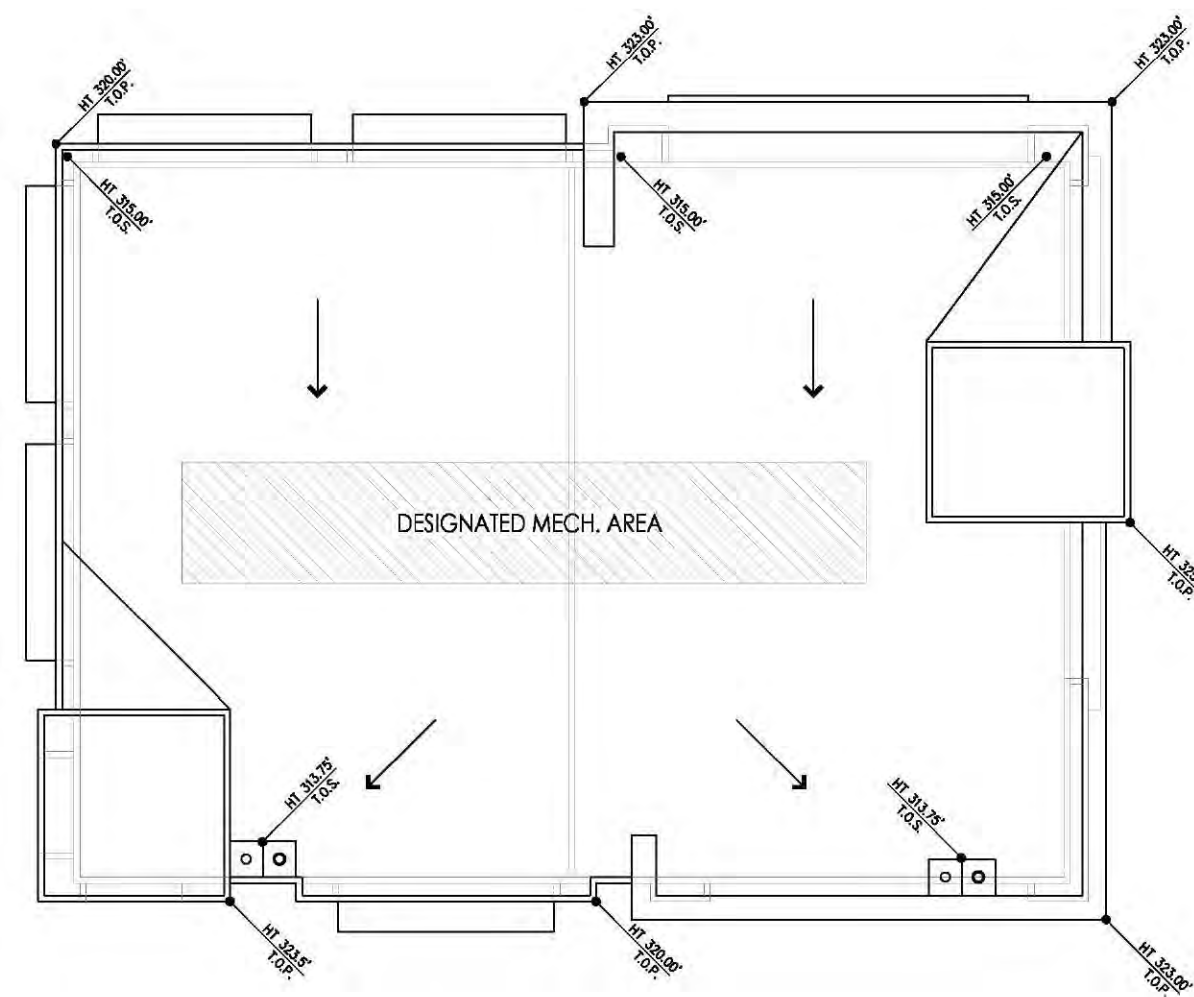
PREPARED BY:			
NAME:	_____	REVISION 14:	_____
	_____	REVISION 13:	_____
	_____	REVISION 12:	_____
ADDRESS:	_____	REVISION 11:	_____
	_____	REVISION 10:	_____
	_____	REVISION 9:	_____
PROJECT ADDRESS:	_____	REVISION 8:	_____
	_____	REVISION 7:	08-31-18
	770 DENNERY ROAD,	REVISION 6:	07-06-18
	SAN DIEGO, CA 92154	REVISION 5:	05-10-18
	_____	REVISION 4:	04-04-18
	_____	REVISION 3:	03-30-18
PROJECT NAME:	_____	REVISION 2:	01-31-18
	THE SHOPS AT AMC	REVISION 1:	9-18-17
	PALM PROMENADE		

SHEET TITLE: COVER SHEET		NAD83 COORDINATES:	1790-6316
		NAD27 COORDINATES:	150-1755
		ORIGINAL DATE:	08/22/2017
		SHEET	8 OF 23
		DEP #	_____
CITY OF SAN DIEGO PROJECT NO.: 569517			

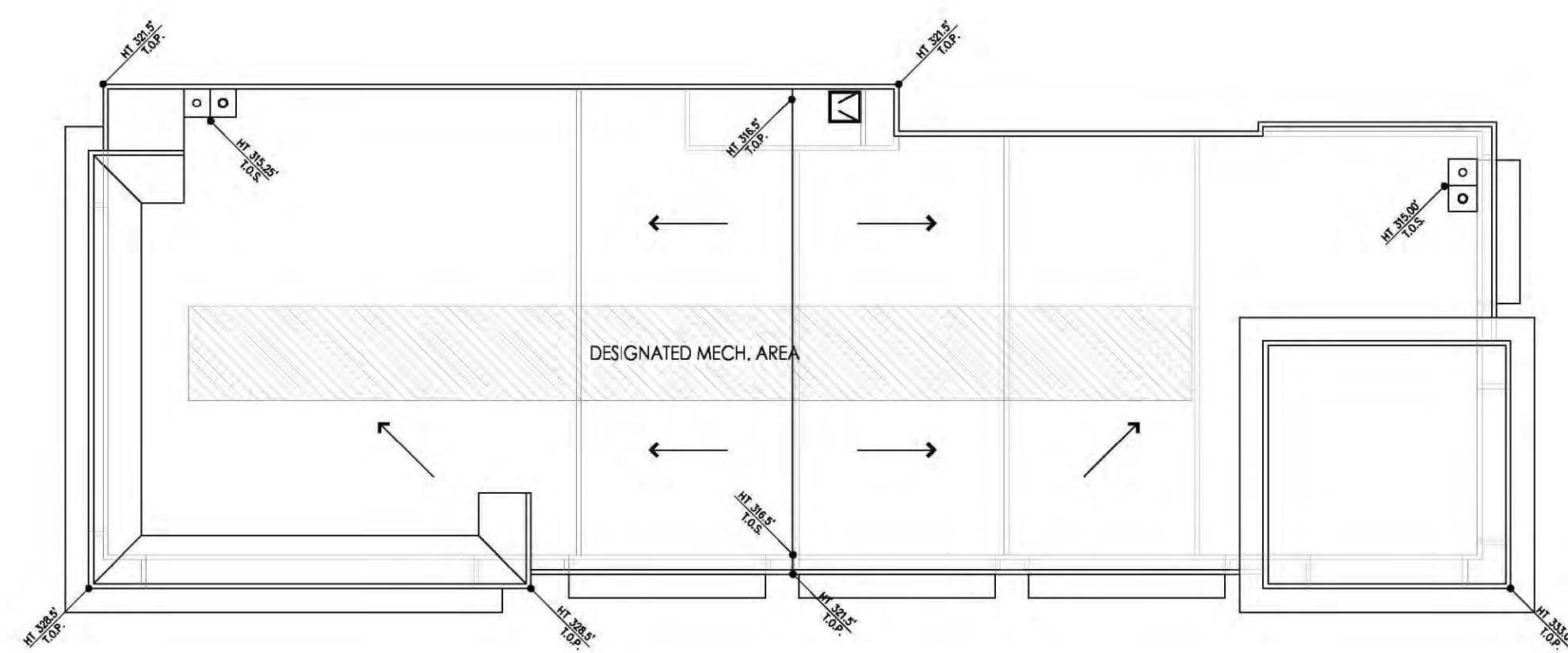
DATE: 08.31.2018
PROJECT NUMBER 400.1601.01



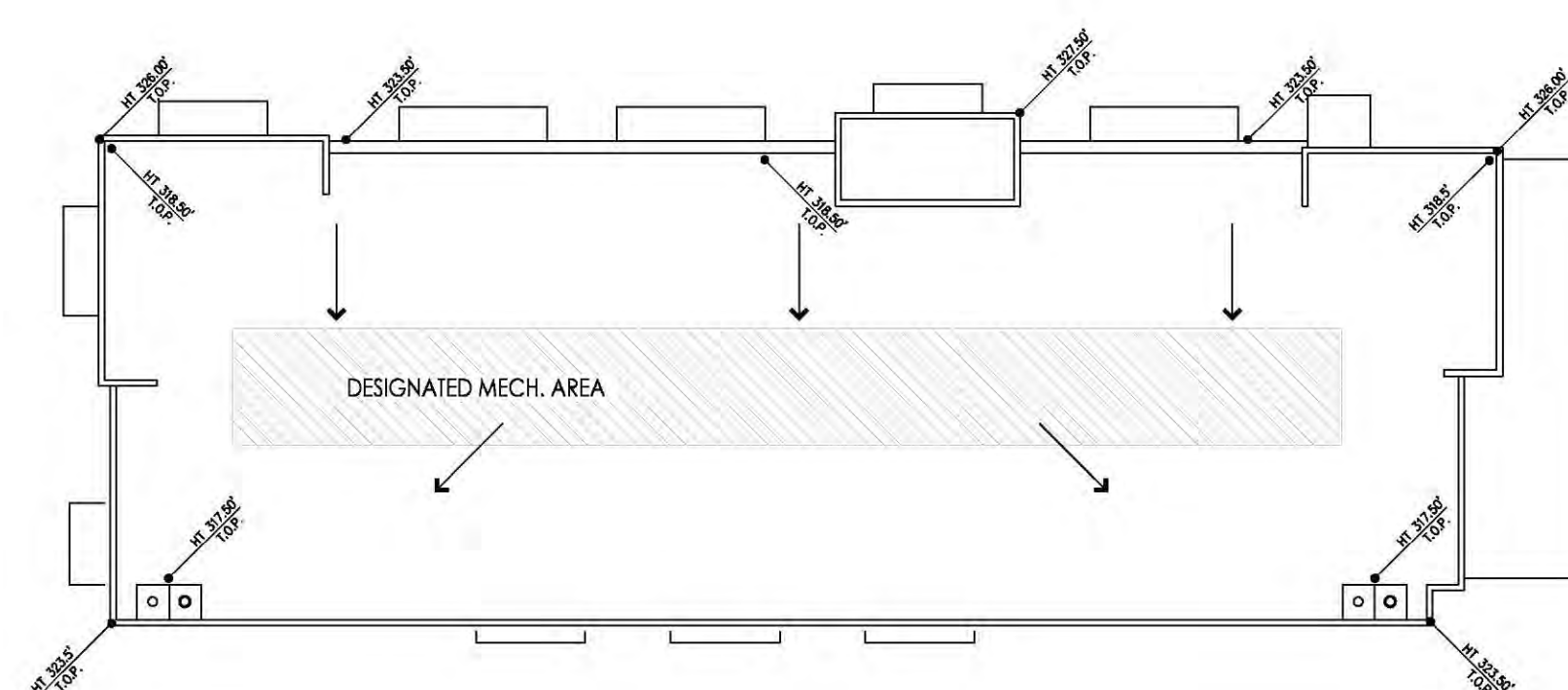
SHOP 1 AND 2 ROOF PLAN
SCALE: 1/16"=1'-0"
294.50 F.F.



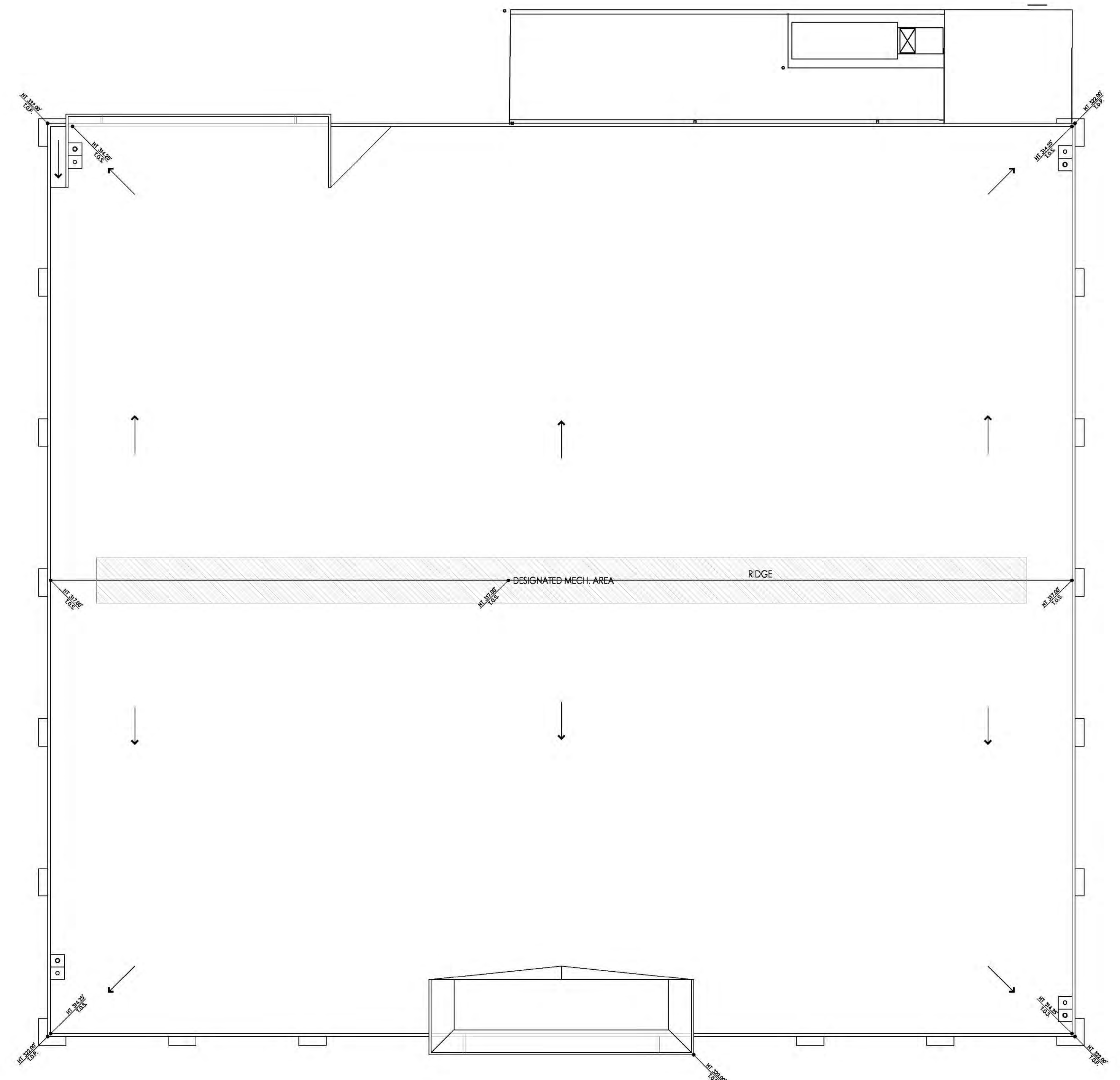
PAD B ROOF PLAN
SCALE: 1/16"=1'-0"
298.00 F.F.



SHOP 3 ROOF PLAN
SCALE: 1/16"=1'-0"
297.50 F.F.



PAD A ROOF PLAN
SCALE: 1/16"=1'-0"
302.00 F.F.



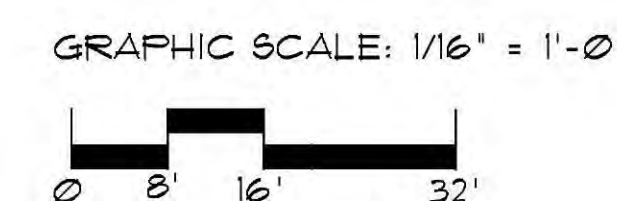
RETAIL A ROOF PLAN
SCALE: 1/16"=1'-0"
292.00 F.F.



(NEW) BUILDING ROOF PLANS

**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**

DATE: 08.31.2018
PROJECT NUMBER 400.1601.01



R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:		
NAME:	_____	REVISION 14: _____
	_____	REVISION 13: _____
ADDRESS:	_____	REVISION 12: _____
	_____	REVISION 11: _____
PROJECT ADDRESS:	_____	REVISION 10: _____
	_____	REVISION 9: _____
	_____	REVISION 8: _____
	_____	REVISION 7: 08-31-18
	_____	REVISION 6: 07-06-18
	_____	REVISION 5: 05-10-18
	_____	REVISION 4: 04-04-18
	_____	REVISION 3: 03-30-18
	_____	REVISION 2: 01-31-18
	_____	REVISION 1: 9-18-17
PROJECT NAME:	_____	NAD83 COORDINATES: 1790-6316
	_____	NAD27 COORDINATES: 150-1755
	_____	ORIGINAL DATE: 08/22/2017
SHEET TITLE: COVER SHEET		SHEET 9 OF 23
		DEP # _____
CITY OF SAN DIEGO PROJECT NO.: 569517		



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



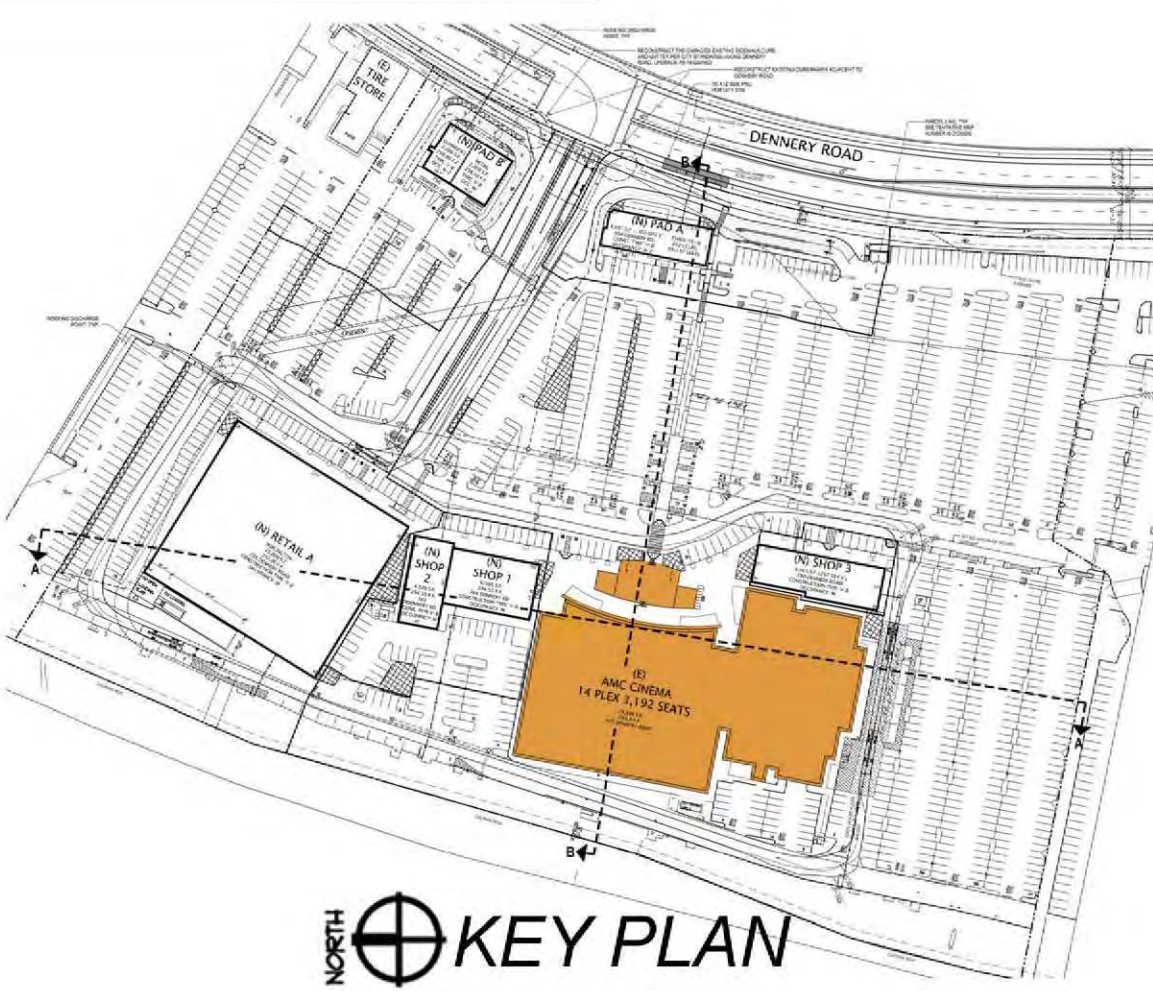
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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



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



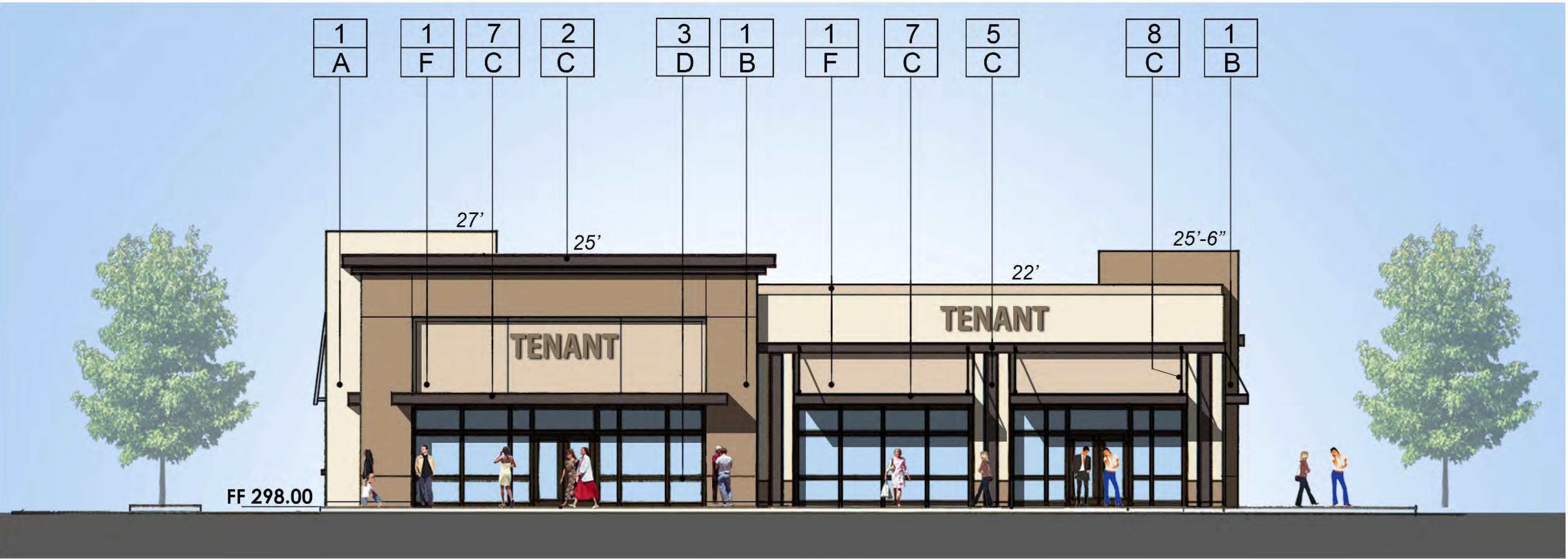
DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

EXISTING AMC THEATERS
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

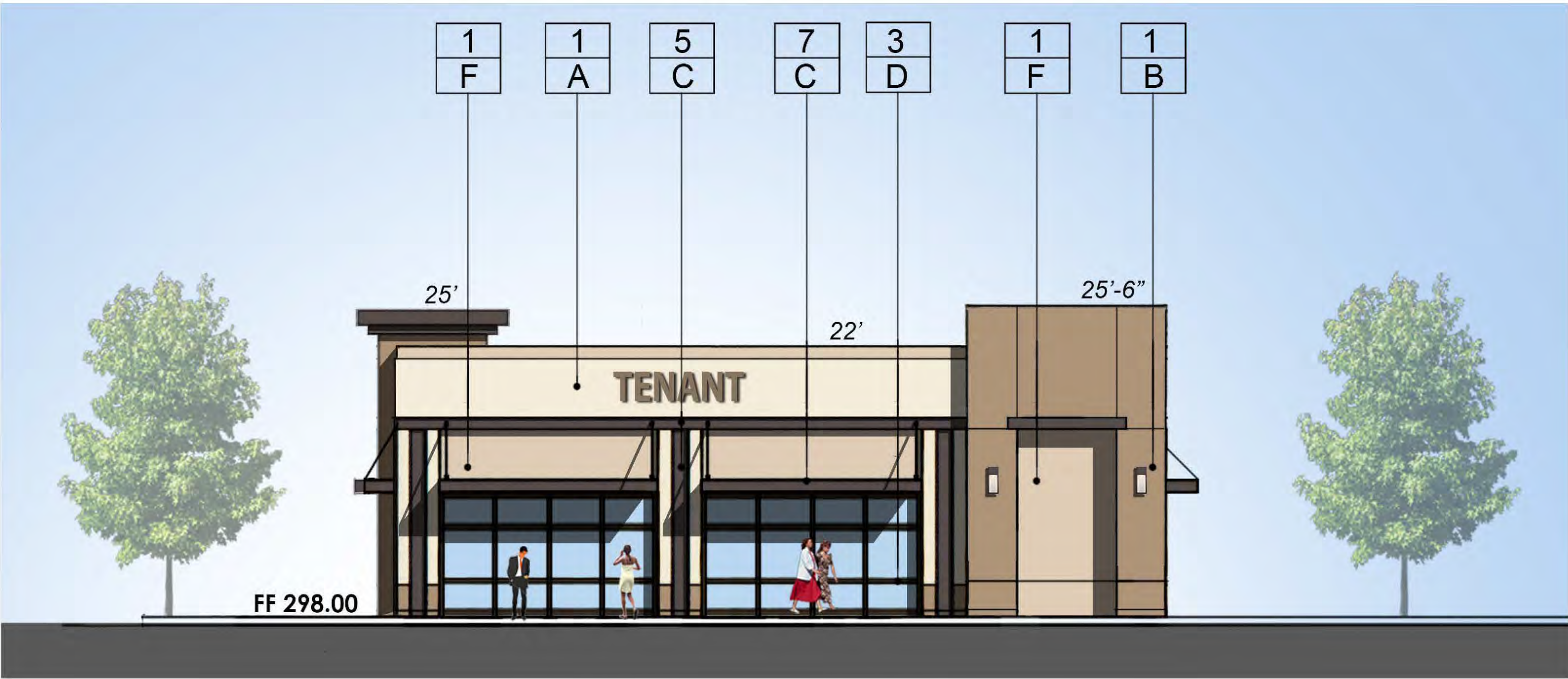


PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

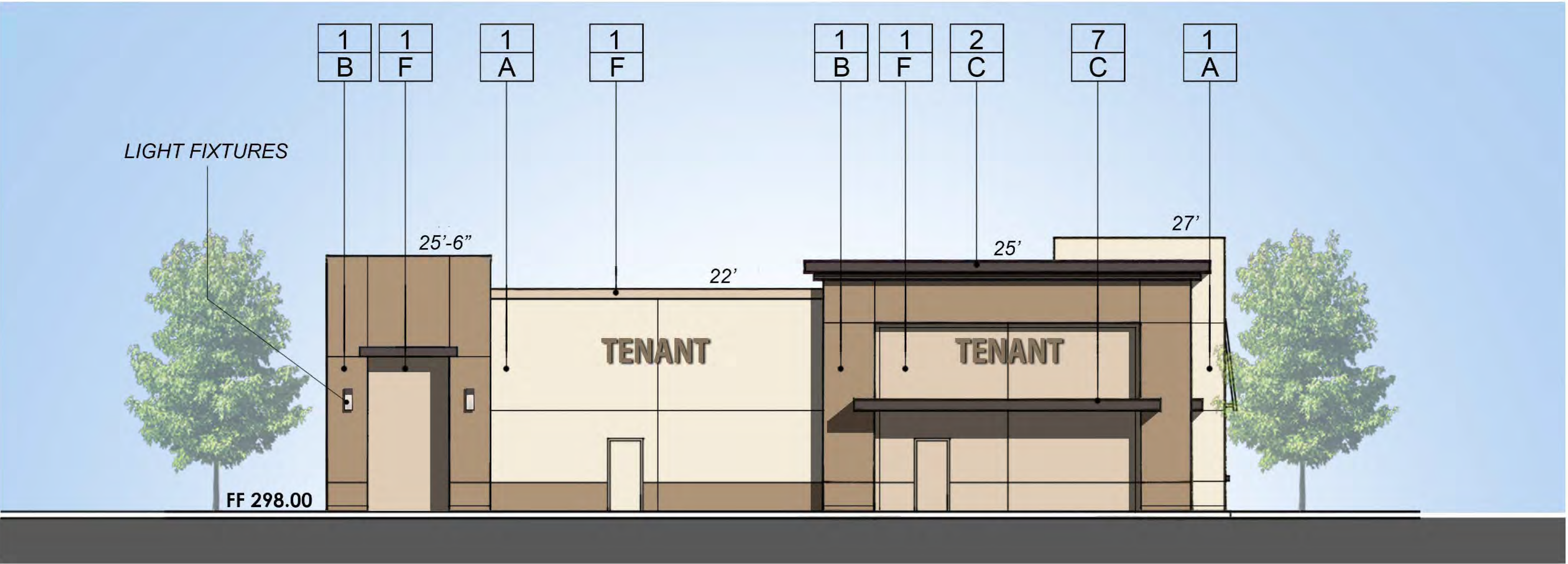
PREPARED BY:			
NAME:	_____	REVISION 14:	_____
ADDRESS:	_____	REVISION 13:	_____
PROJECT ADDRESS:	_____	REVISION 12:	_____
770 DENNERY ROAD,	_____	REVISION 11:	_____
SAN DIEGO, CA 92154	_____	REVISION 10:	_____
	_____	REVISION 9:	_____
	_____	REVISION 8:	_____
	_____	REVISION 7: 08-31-18	_____
	_____	REVISION 6: 07-06-18	_____
	_____	REVISION 5: 05-10-18	_____
	_____	REVISION 4: 04-04-18	_____
	_____	REVISION 3: 03-30-18	_____
	_____	REVISION 2: 01-31-18	_____
	_____	REVISION 1: 9-18-17	_____
PROJECT NAME:	_____	NAD83 COORDINATES:	1790-6316
THE SHOPS AT AMC	_____	NAD27 COORDINATES:	150-1755
PALM PROMENADE	_____	ORIGINAL DATE:	08/22/2017
	_____	SHEET 10 OF 23	
	_____	DEP #	
	_____	CITY OF SAN DIEGO PROJECT NO.:	569517



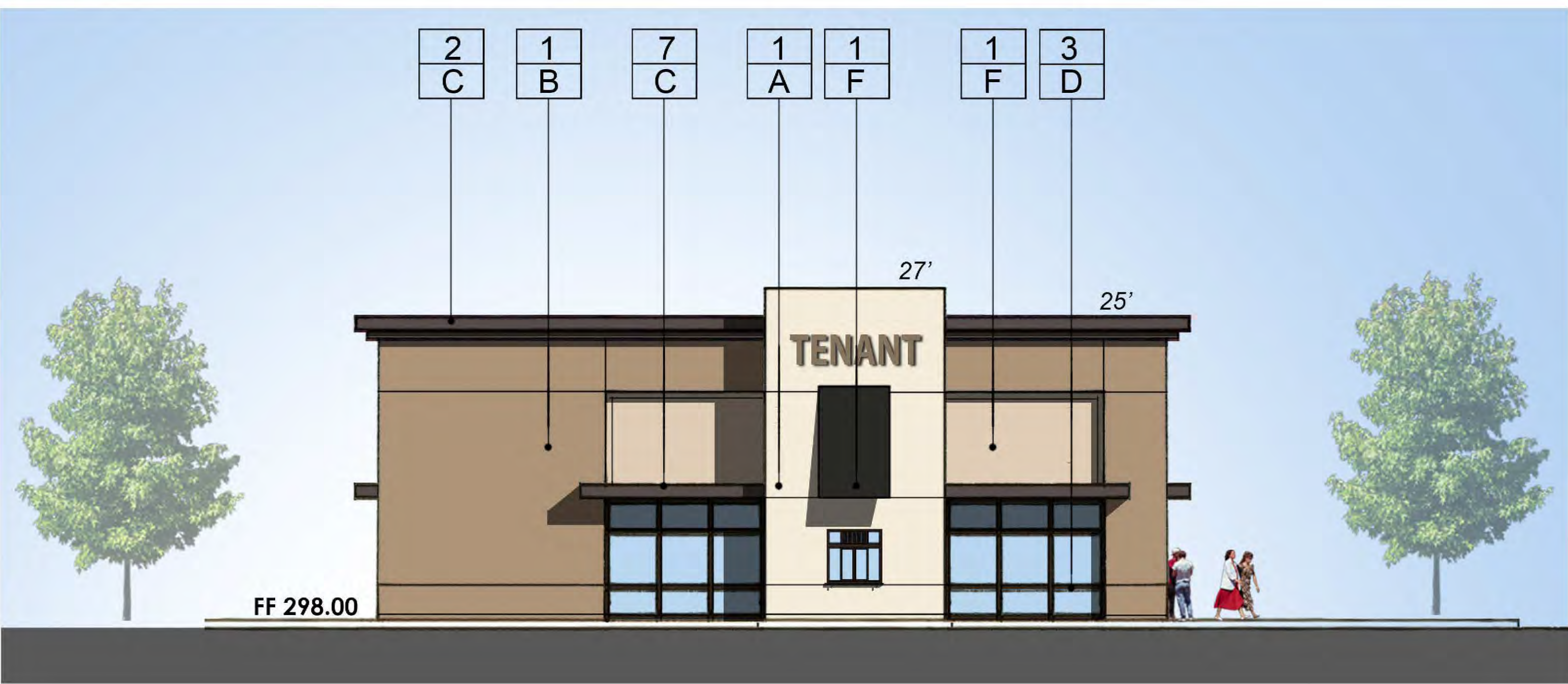
WEST ELEVATION
SCALE: 1/8"=1'-0"



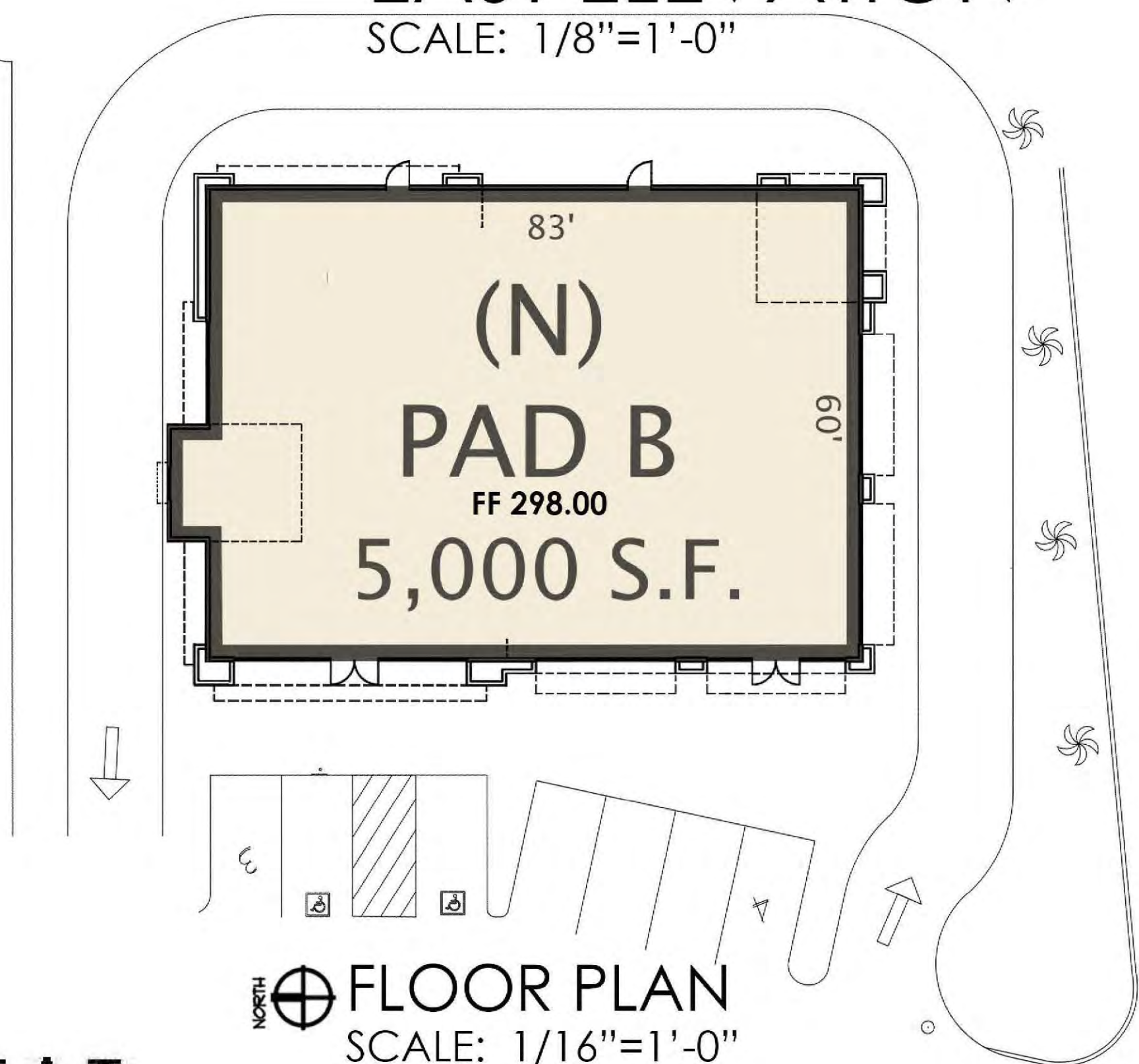
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

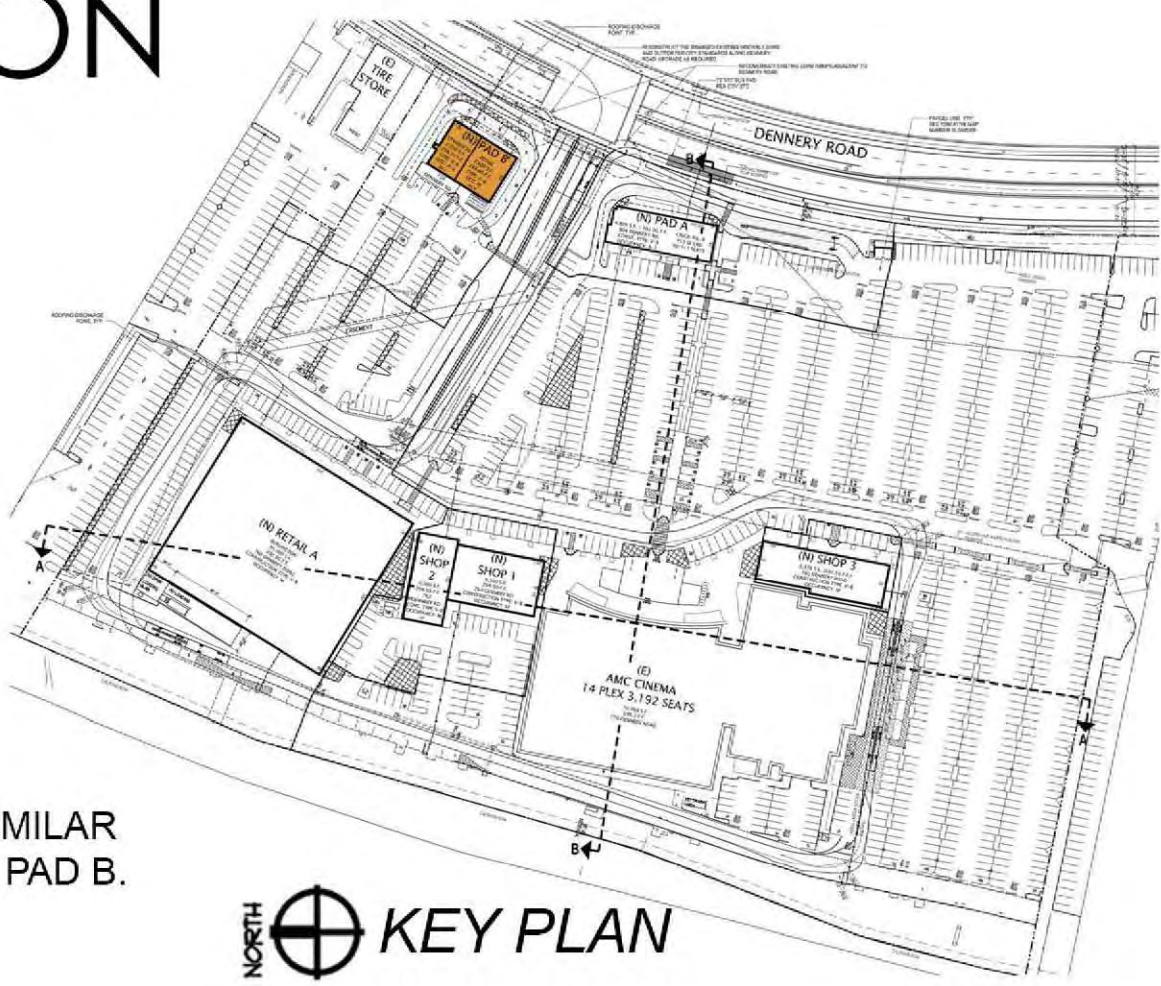


MATERIALS LEGEND

- 1) PLASTER FINISH
- 2) METAL TRIM
- 3) STOREFRONT
- 4) FABRIC AWNINGS
- 5) STEEL CHANNEL
- 6) STEEL COLUMN
- 7) METAL CANOPY
- 8) TIE ROD SUPPORT

FINISH LEGEND

- A) PPG1100-2 "ADOBE WHITE" BY PPG PAINT
- B) PPG1085-5 "SAUTEED MUSHROOM" BY PPG PAINT
- C) PPG1007-7 "BARK" BY PPG PAINT
- D) DARK BRONZE ANODIZED BY ARCADIA
- E) "BLACK" BY SUNBRELLA
- F) PPG 1085-3 "SERIOUSLY SAND" BY PPG PAINT



NOTE:
PAD A WILL HAVE SIMILAR
ARCHITECTURE AS PAD B.



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

ELEVATIONS - PAD B
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

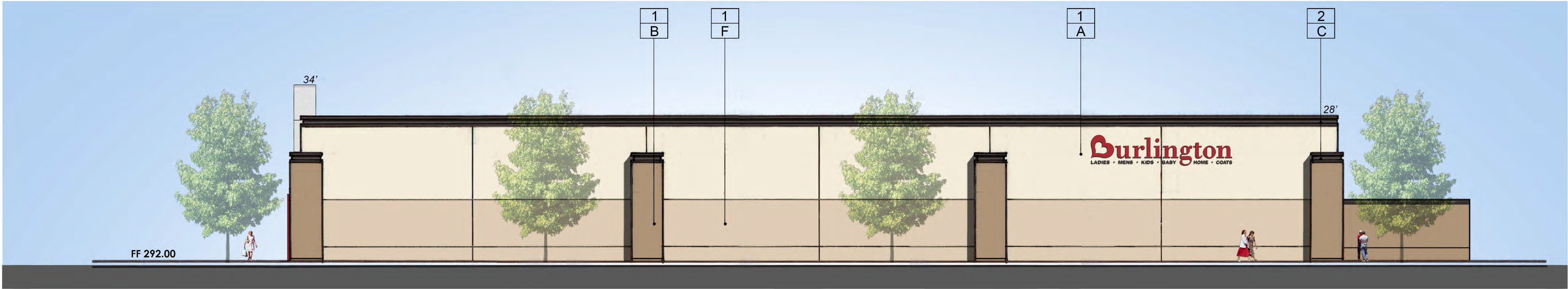
R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

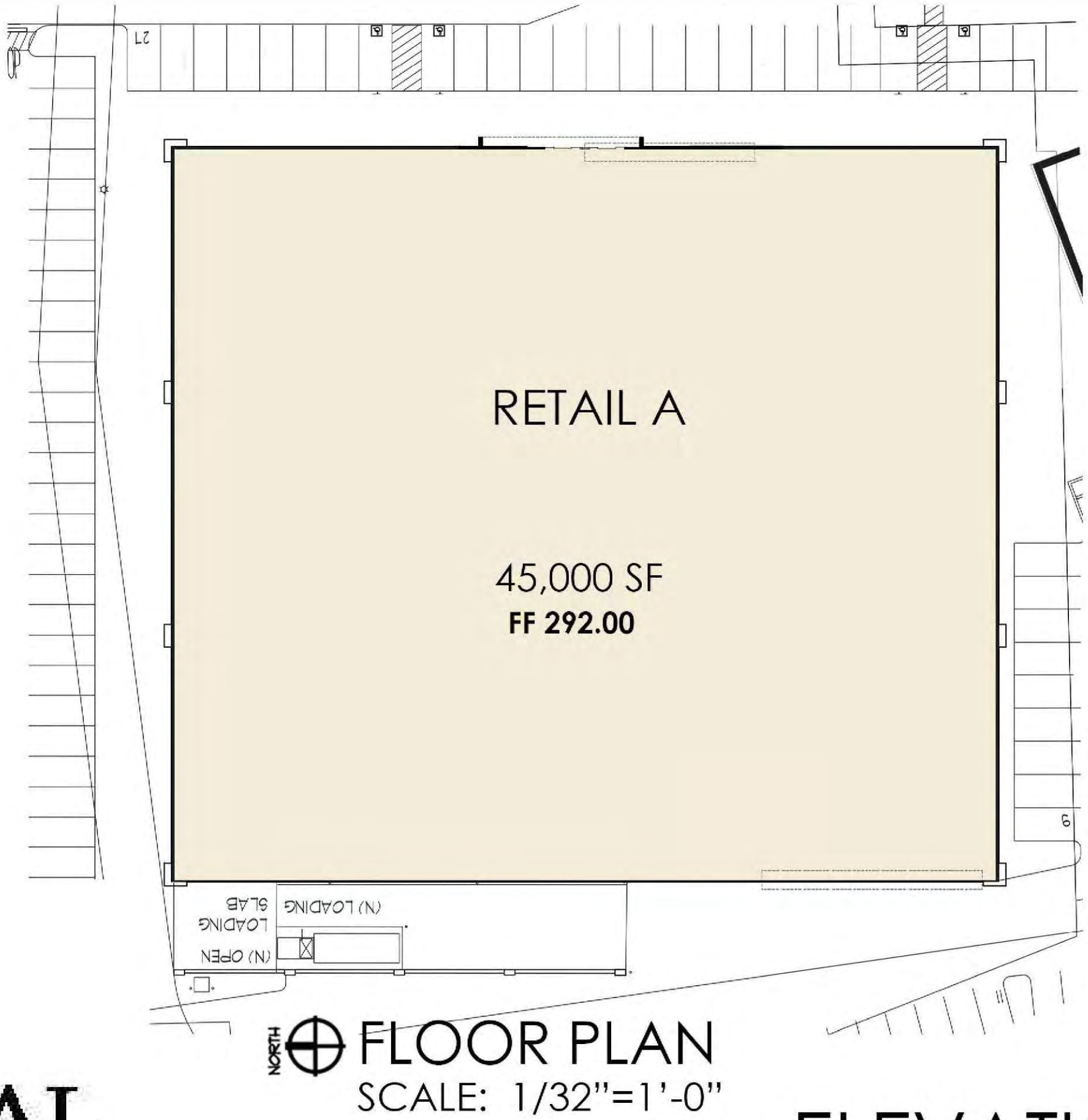
PREPARED BY:		REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
770 DENNIER ROAD,		REVISION 10:	
SAN DIEGO, CA 92154		REVISION 9:	
PROJECT NAME:		REVISION 8:	
THE SHOPS AT AMC		REVISION 7: 08-31-18	
PALM PROMENADE		REVISION 6: 07-06-18	
NAD83 COORDINATES: 1790-6316		REVISION 5: 05-10-18	
NAD27 COORDINATES: 150-1755		REVISION 4: 04-04-18	
ORIGINAL DATE: 08/22/2017		REVISION 3: 03-30-18	
SHEET 11 OF 23		REVISION 2: 01-31-18	
DEP #		REVISION 1: 9-18-17	
CITY OF SAN DIEGO PROJECT NO.: 569517			



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

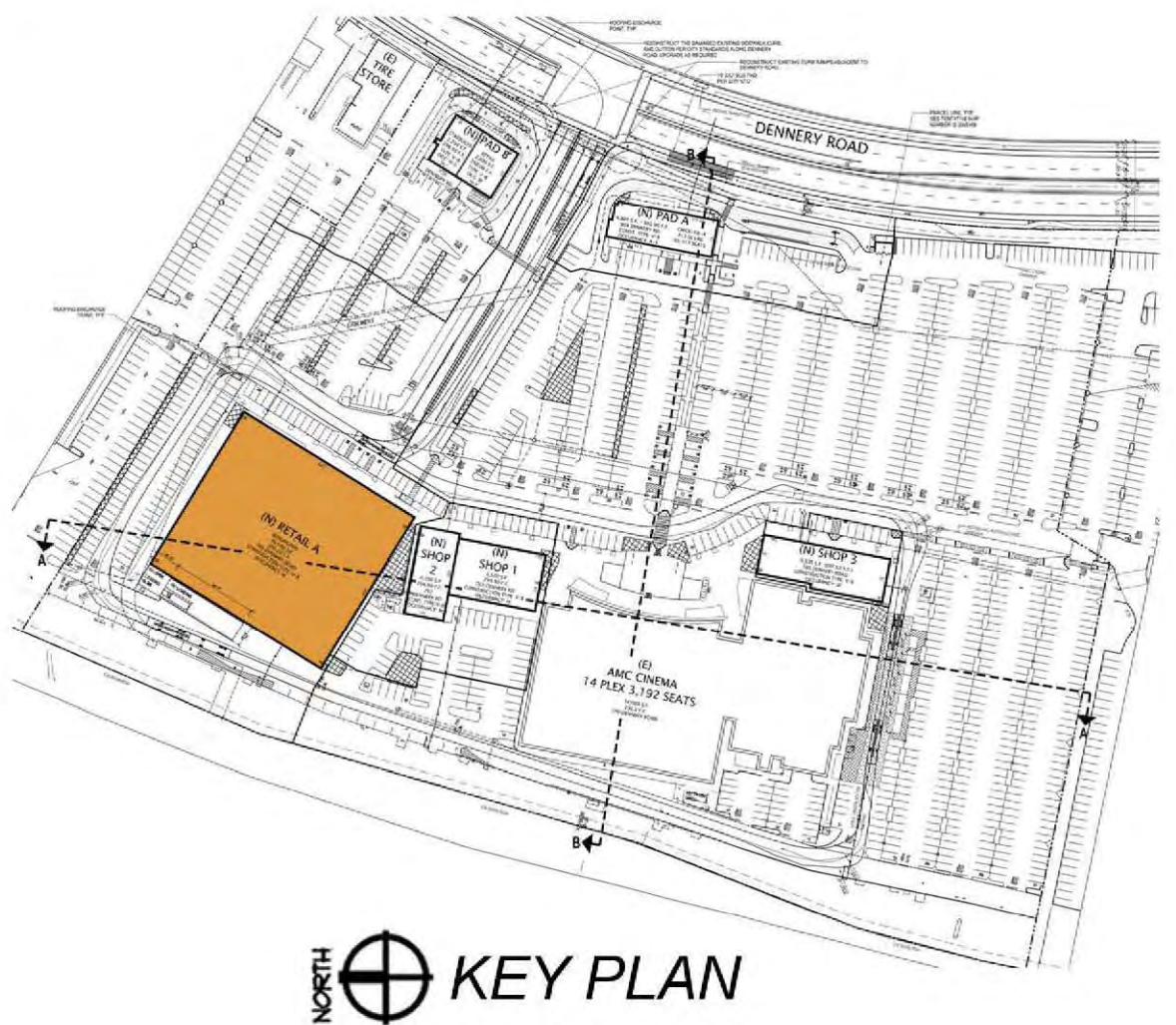


MATERIALS LEGEND

- 1) PLASTER FINISH - SMOOTH SAND FLOAT
- 2) METAL TRIM
- 3) ALUMINUM STOREFRONT
- 4) FABRIC AWNINGS
- 5) STEEL CHANNEL
- 6) STEEL COLUMN
- 7) METAL CANOPY
- 8) EIFS TROWEL FINISH TEXTURE
- 9) ALUMINUM COMPOSITE PANEL
- 10) GREENSCREEN

FINISH LEGEND

- A) PPG1100-2 "ADOBE WHITE" BY PPG PAINT
- B) PPG1085-5 "SAUTEED MUSHROOM" BY PPG PAINT
- C) PPG1007-7 "BARK" BY PPG PAINT
- D) DARK BRONZE ANODIZED BY ARCADIA
- E) "BLACK" BY SUNBRELLA
- F) PPG 1085-3 "SERIOUSLY SAND" BY PPG PAINT
- G) COLOR TO MATCH SW 7005 PURE WHITE LOTUSAN LIMESTONE BY STOLIT
- H) CLEAR ANODIZED
- I) CUSTOM PRINTED WOOD LOOK BY RDS
- J) BURLINGTON RED XT20S BY RDS



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

ELEVATIONS - RETAIL A
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

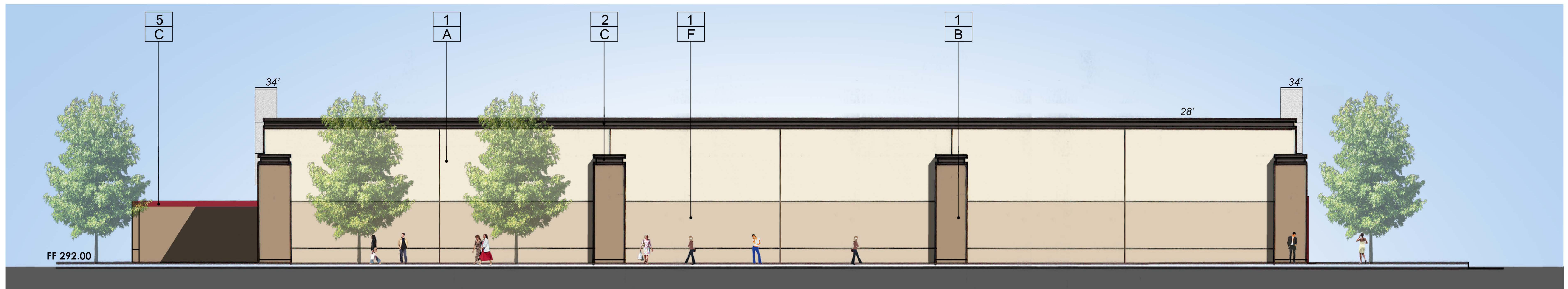
R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

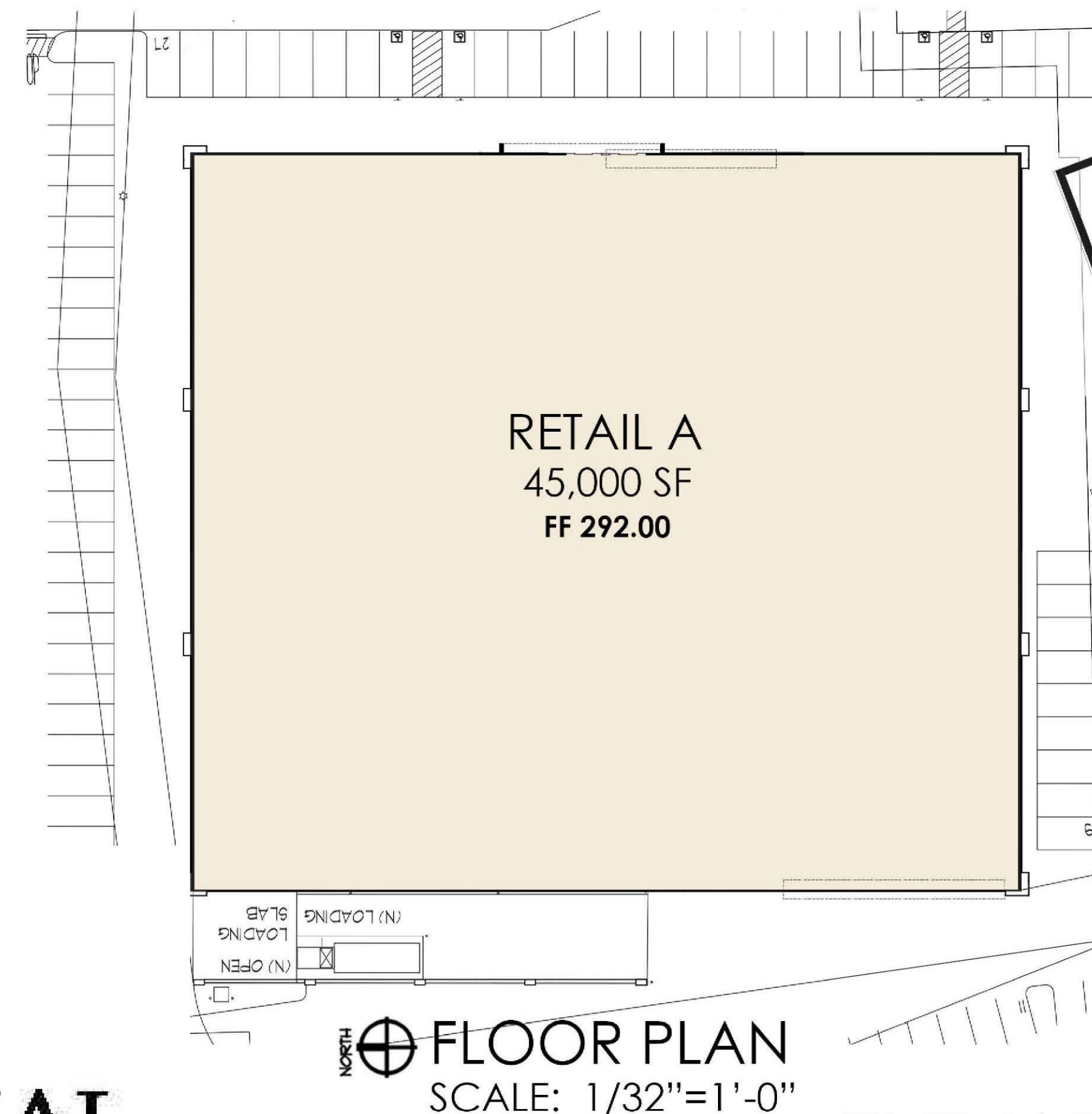
PREPARED BY:		REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
770 DENNIER ROAD,		REVISION 10:	
SAN DIEGO, CA 92154		REVISION 9:	
PROJECT NAME:		REVISION 8:	
THE SHOPS AT AMC		REVISION 7: 08-31-18	
PALM PROMENADE		REVISION 6: 07-06-18	
NAD83 COORDINATES: 1790-6316		REVISION 5: 05-10-18	
NAD27 COORDINATES: 150-1755		REVISION 4: 04-04-18	
ORIGINAL DATE: 08/22/2017		REVISION 3: 03-30-18	
SHEET 12 OF 23		REVISION 2: 01-31-18	
DEP #		REVISION 1: 9-18-17	
CITY OF SAN DIEGO PROJECT NO.: 569517			



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



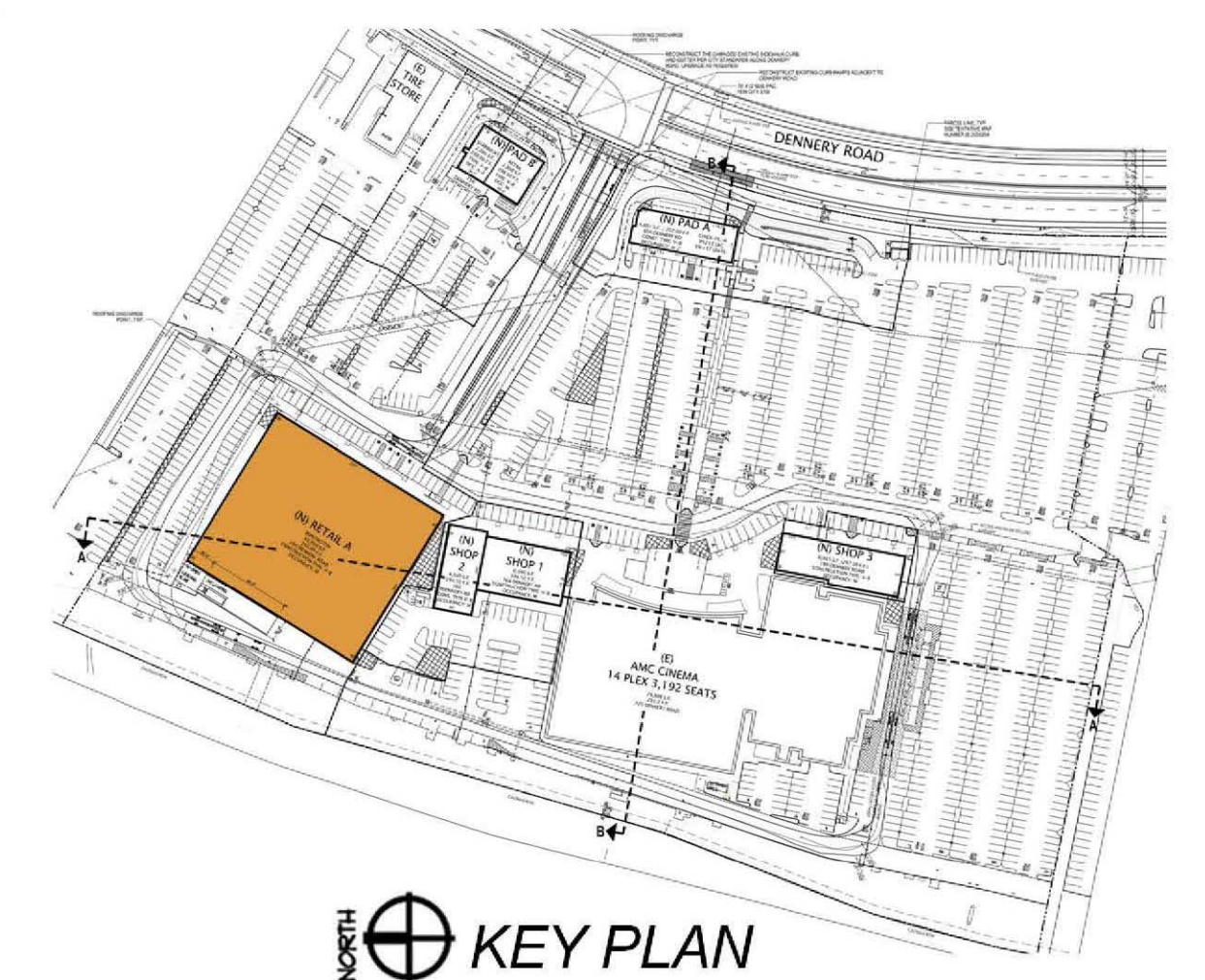
FLOOR PLAN
SCALE: 1/32"=1'-0"

MATERIALS LEGEND

- 1) PLASTER FINISH - SMOOTH SAND FLOAT
- 2) METAL TRIM
- 3) ALUMINUM STOREFRONT
- 4) FABRIC AWNINGS
- 5) STEEL CHANNEL
- 6) STEEL COLUMN
- 7) METAL CANOPY
- 8) EIFS TROWEL FINISH TEXTURE
- 9) ALUMINUM COMPOSITE PANEL
- 10) GREENSCREEN

FINISH LEGEND

- A) PPG1100-2 "ADOBE WHITE" BY PPG PAINT
- B) PPG1085-5 "SAUTEED MUSHROOM" BY PPG PAINT
- C) PPG1007-7 "BARK" BY PPG PAINT
- D) DARK BRONZE ANODIZED BY ARCADIA
- E) "BLACK" BY SUNBRELLA
- F) PPG 1085-3 "SERIOUSLY SAND" BY PPG PAINT
- G) COLOR TO MATCH SW 7005 PURE WHITE LOTUSAN LIMESTONE BY STOLIT
- H) CLEAR ANODIZED
- I) CUSTOM PRINTED WOOD LOOK BY RDS
- J) BURLINGTON RED XT20S BY RDS



KEY PLAN



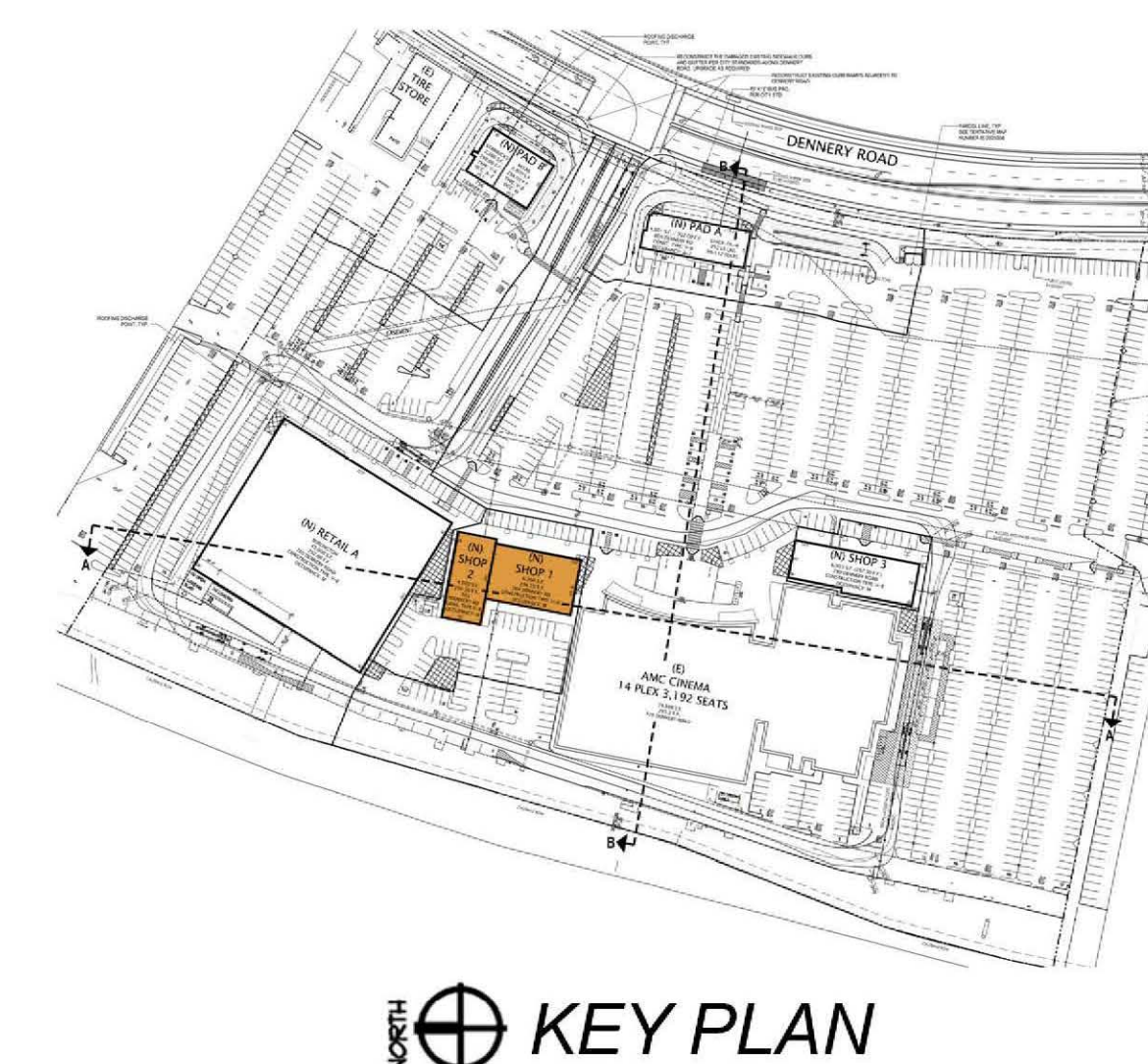
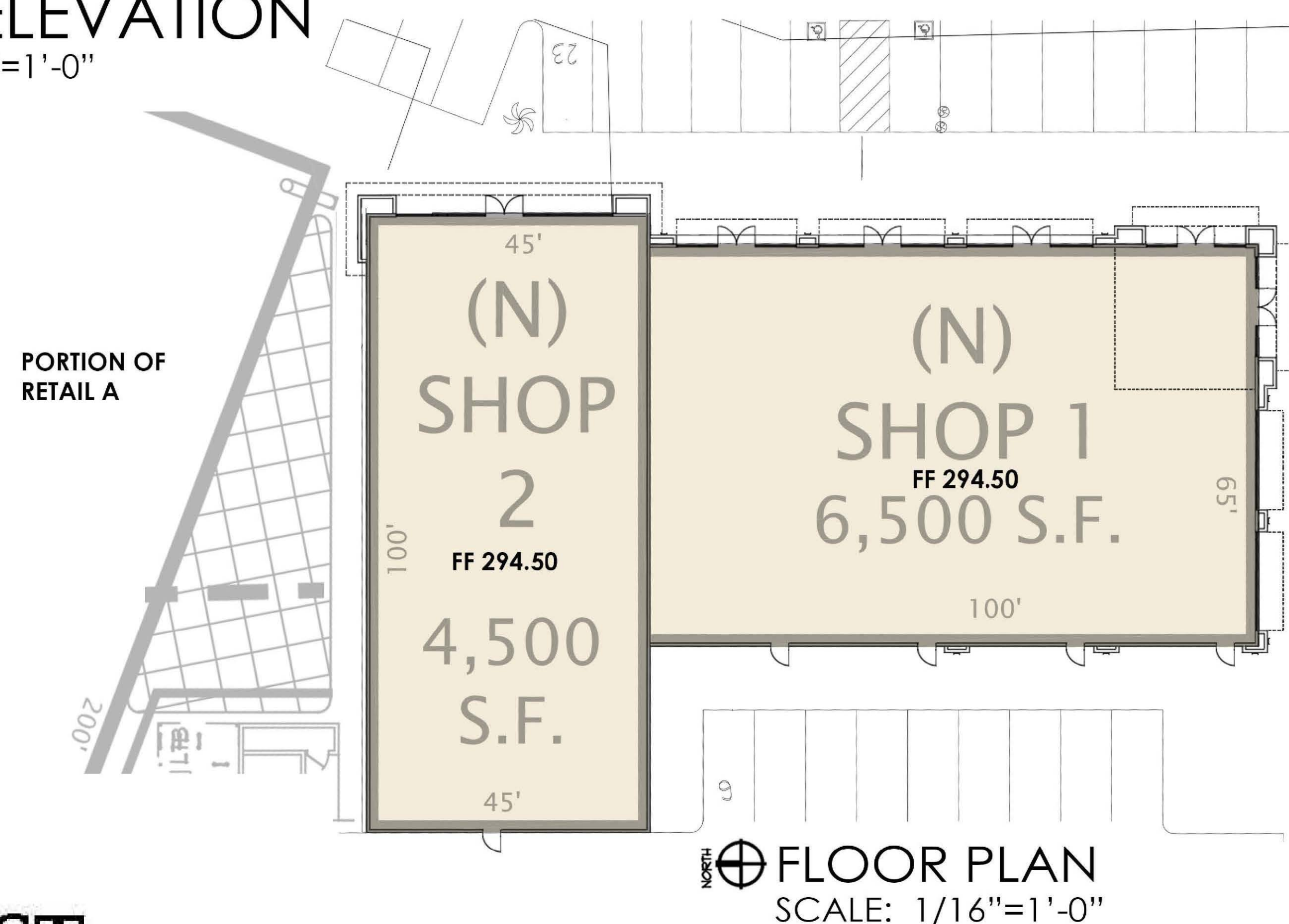
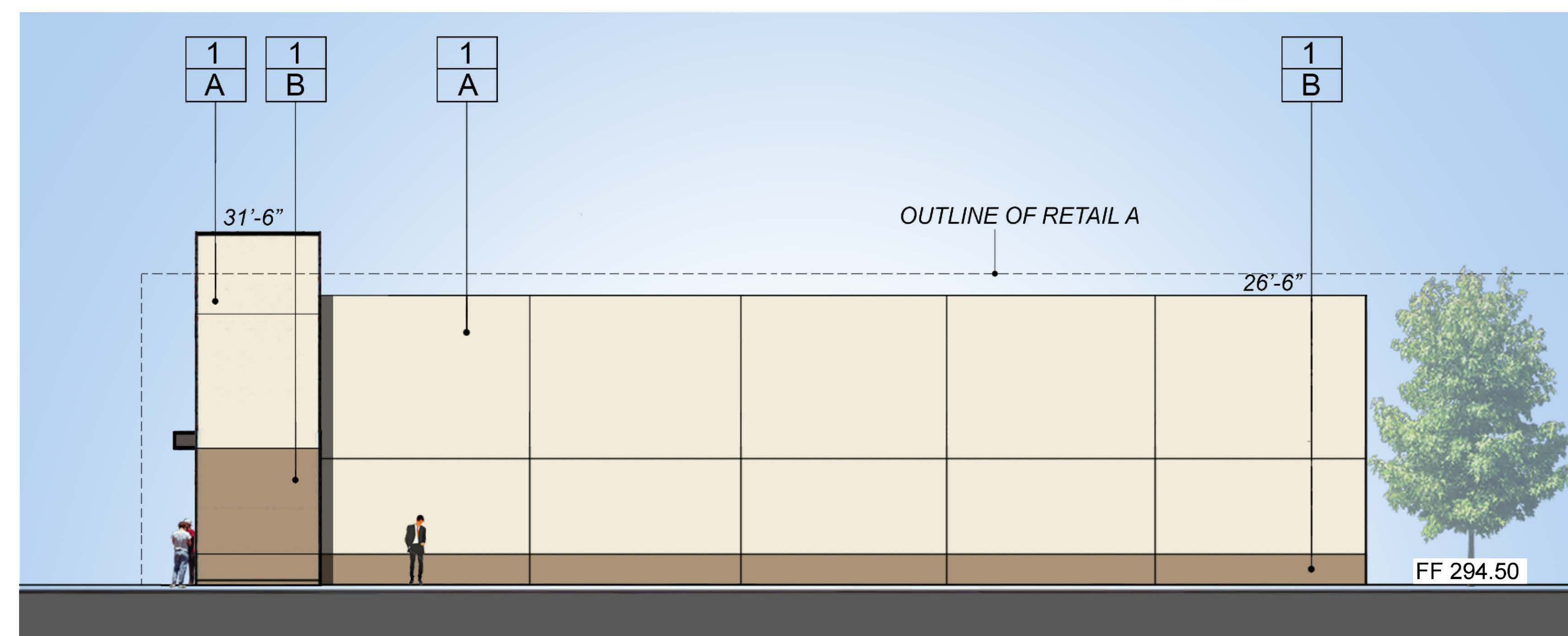
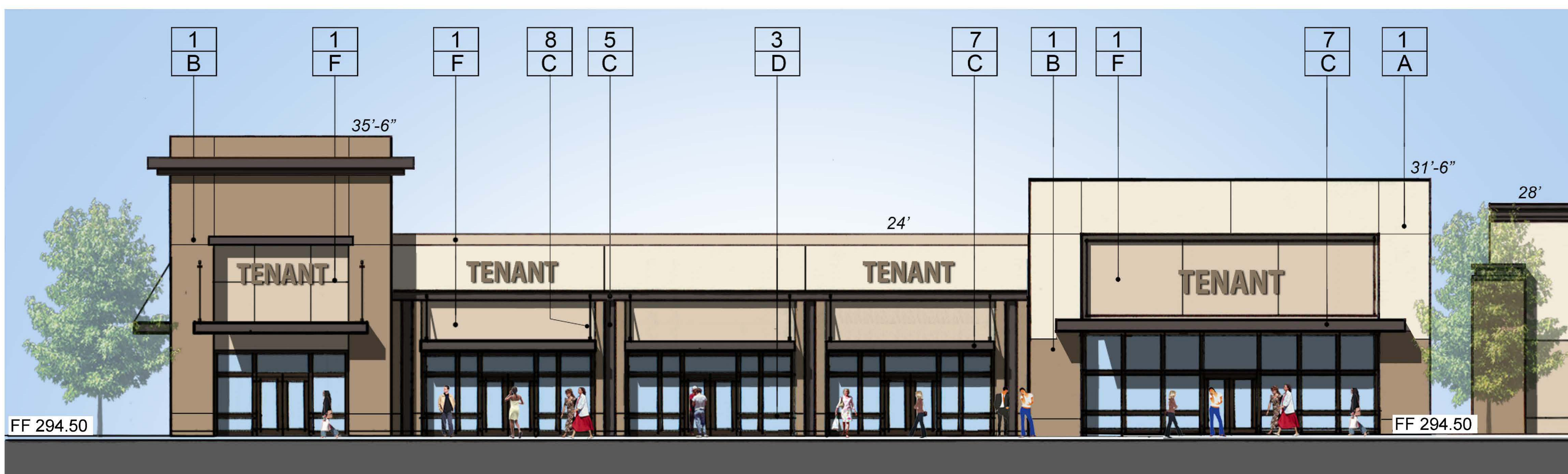
DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

ELEVATIONS - RETAIL A
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:		REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
770 DENNERY ROAD,		REVISION 10:	
SAN DIEGO, CA 92154		REVISION 9:	
PROJECT NAME:		REVISION 8:	
THE SHOPS AT AMC		REVISION 7: 08-31-18	
PALM PROMENADE		REVISION 6: 07-06-18	
NAD83 COORDINATES: 1790-6316		REVISION 5: 05-10-18	
NAD27 COORDINATES: 150-1755		REVISION 4: 04-04-18	
ORIGINAL DATE: 08/22/2017		REVISION 3: 03-30-18	
SHEET TITLE: COVER SHEET		REVISION 2: 01-31-18	
SHEET 13 OF 23		REVISION 1: 9-18-17	
CITY OF SAN DIEGO PROJECT NO.: 569517		DEP #	



```

PREPARED BY: _____

NAME: _____

ADDRESS: _____

PROJECT ADDRESS: _____
              770 DENNERY ROAD,
              SAN DIEGO, CA 92154
              _____

PROJECT NAME: _____

              THE SHOPS AT AMC
              PALM PROMENADE
              _____

SHEET TITLE: COVER SHEET

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: 08-31-18
REVISION 6: 07-06-18
REVISION 5: 05-10-18
REVISION 4: 04-04-18
REVISION 3: 03-30-18
REVISION 2: 01-31-18
REVISION 1: 9-18-17

NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755

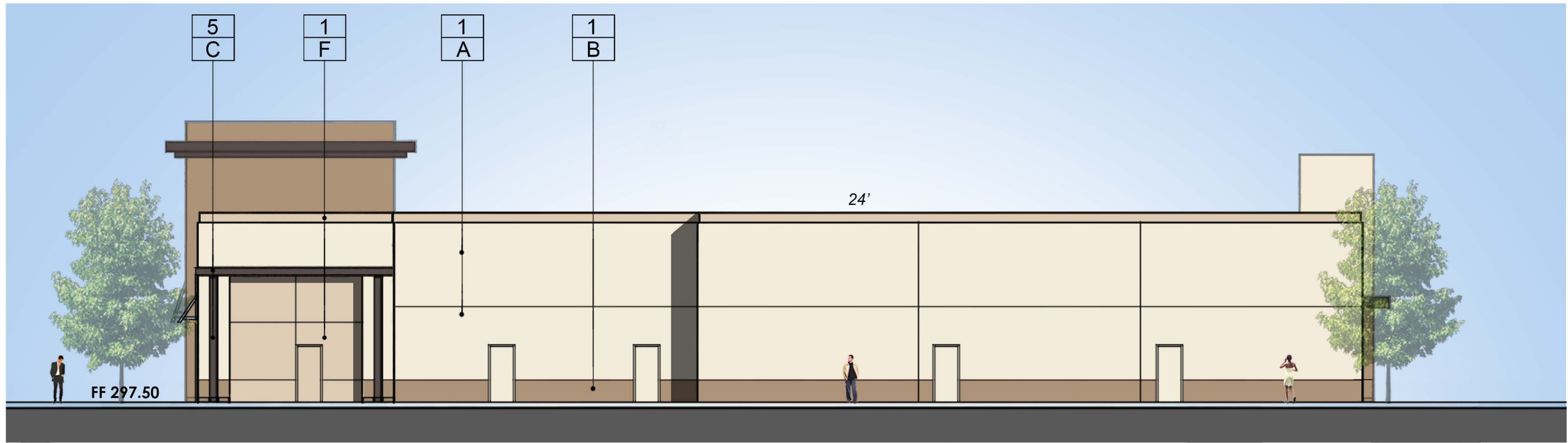
ORIGINAL DATE: 08/22/2017

SHEET 14 OF 23

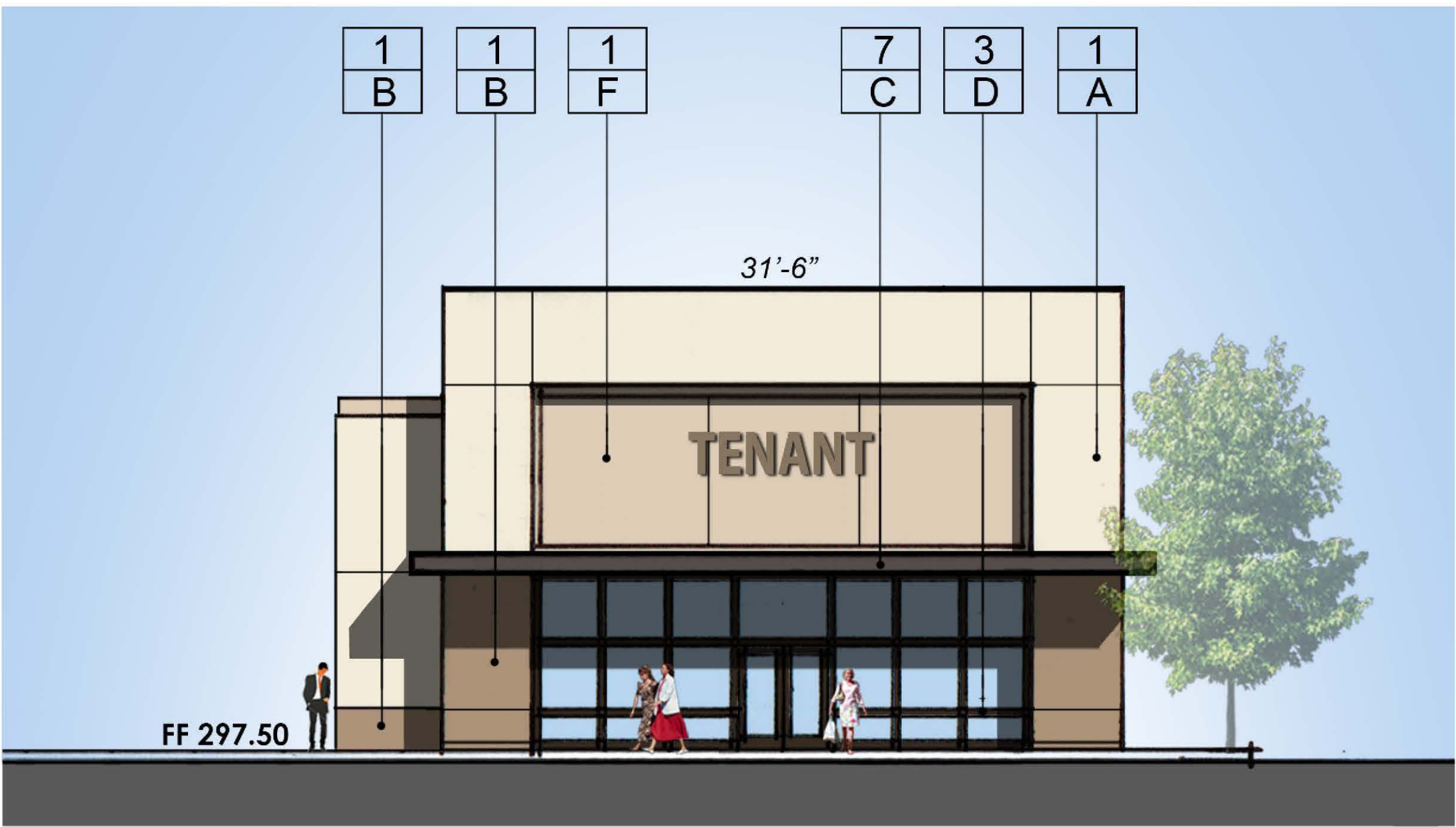
DEP # _____

CITY OF SAN DIEGO PROJECT NO.: 569517

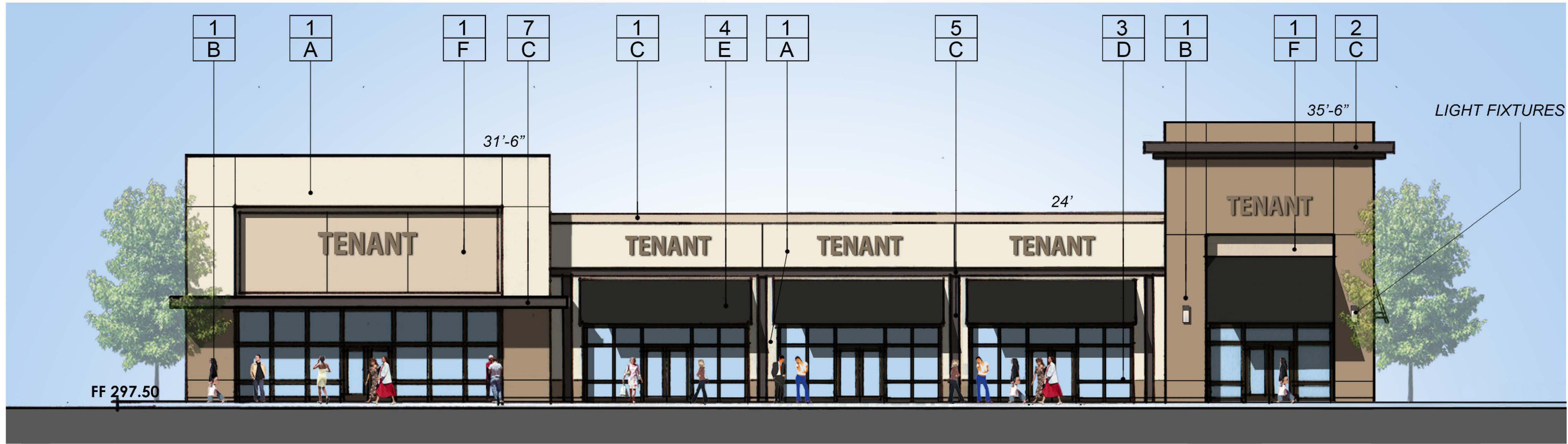
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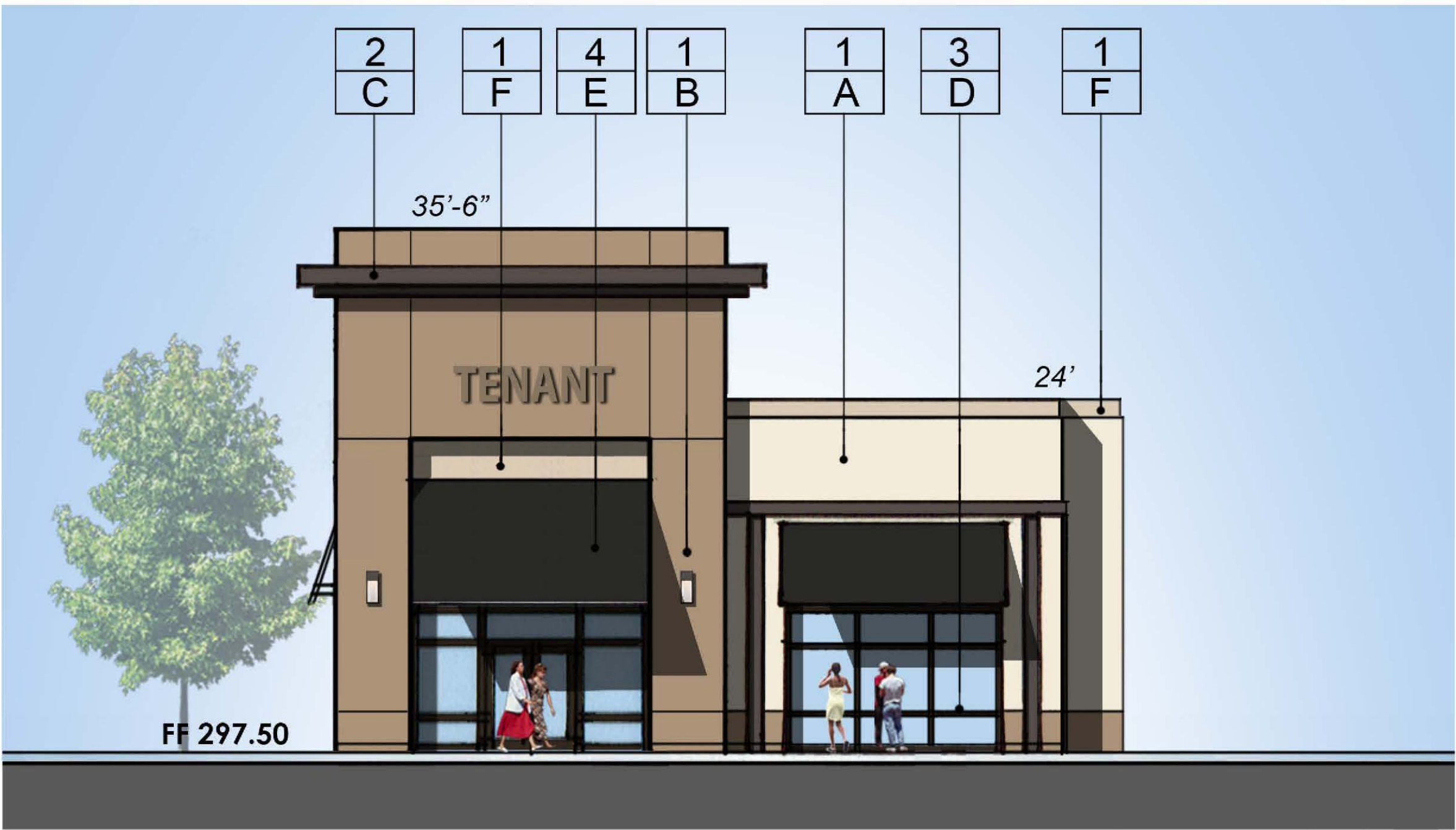
WEST ELEVATION
SCALE: 1/8"=1'-0"



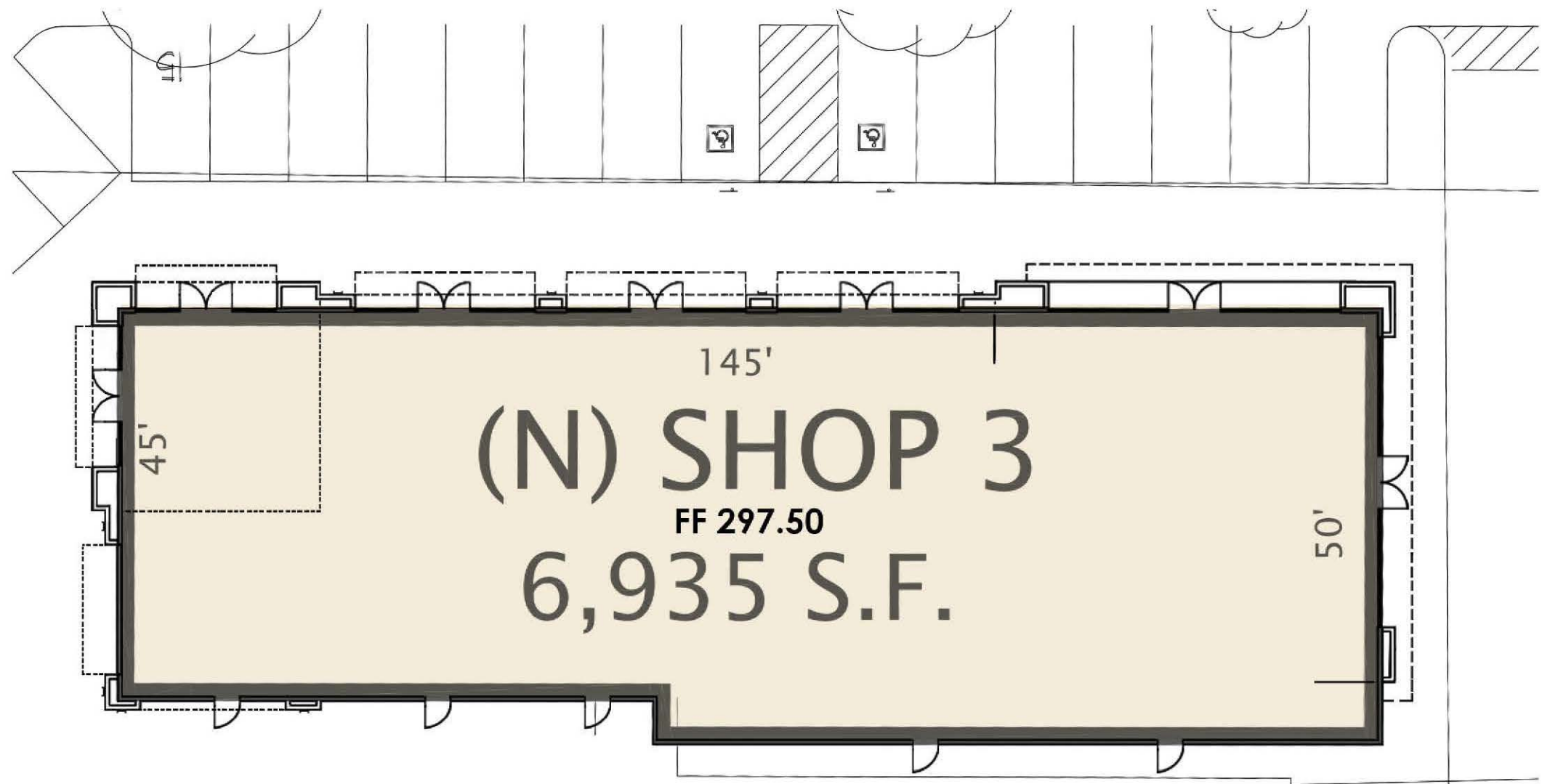
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



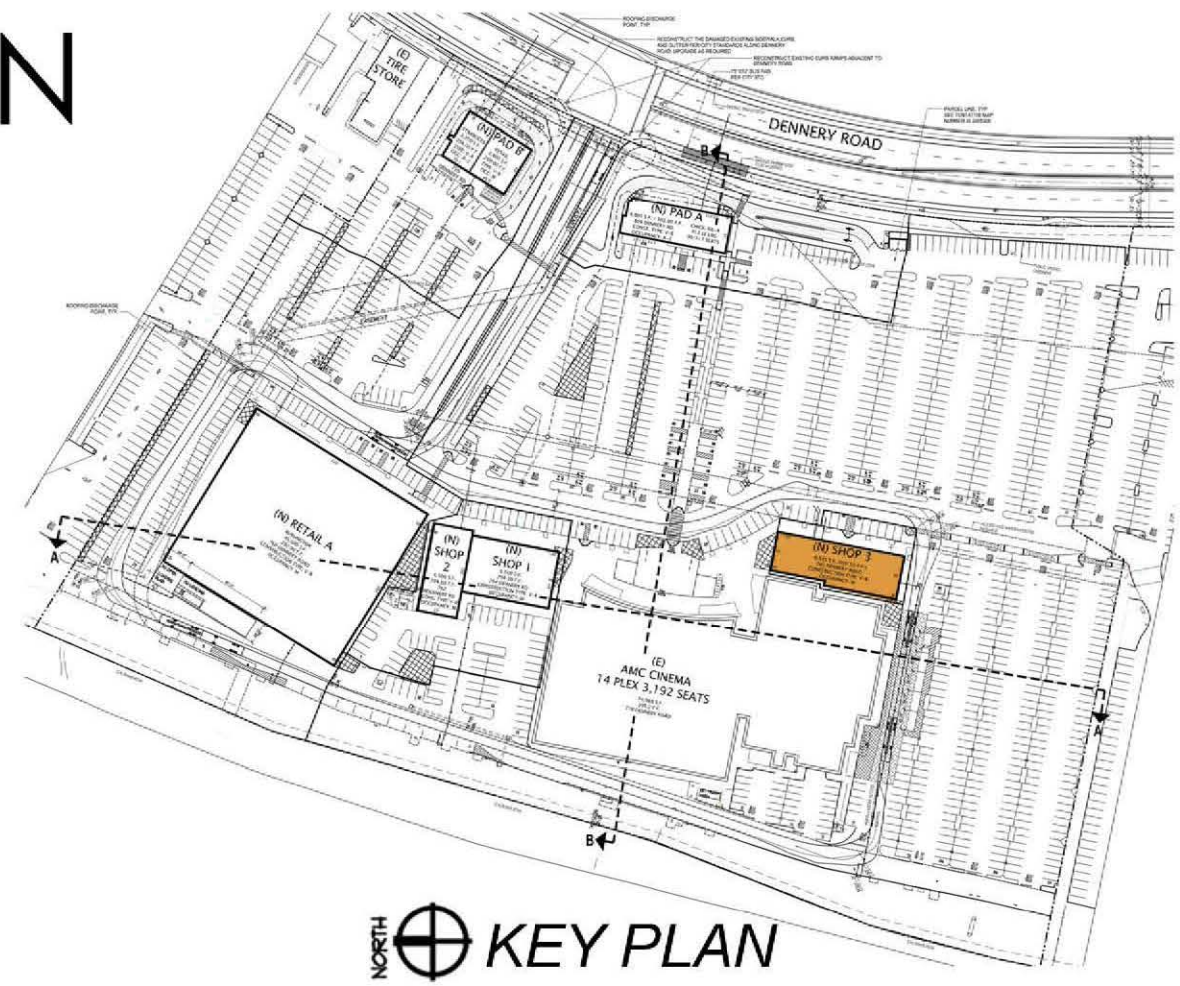
FLOOR PLAN
SCALE: 1/16"=1'-0"

MATERIALS LEGEND

- 1) PLASTER FINISH
- 2) METAL TRIM
- 3) STOREFRONT
- 4) FABRIC AWNINGS
- 5) STEEL CHANNEL
- 6) STEEL COLUMN
- 7) METAL CANOPY
- 8) TIE ROD SUPPORT (NOT USED)

FINISH LEGEND

- A) PPG1100-2 "ADOBE WHITE" BY PPG PAINT
- B) PPG1085-5 "SAUTEED MUSHROOM" BY PPG PAINT
- C) PPG1007-7 "BARK" BY PPG PAINT
- D) DARK BRONZE ANODIZED BY ARCADIA
- E) "BLACK" BY SUNBRELLA
- F) PPG 1085-3 "SERIOUSLY SAND" BY PPG PAINT



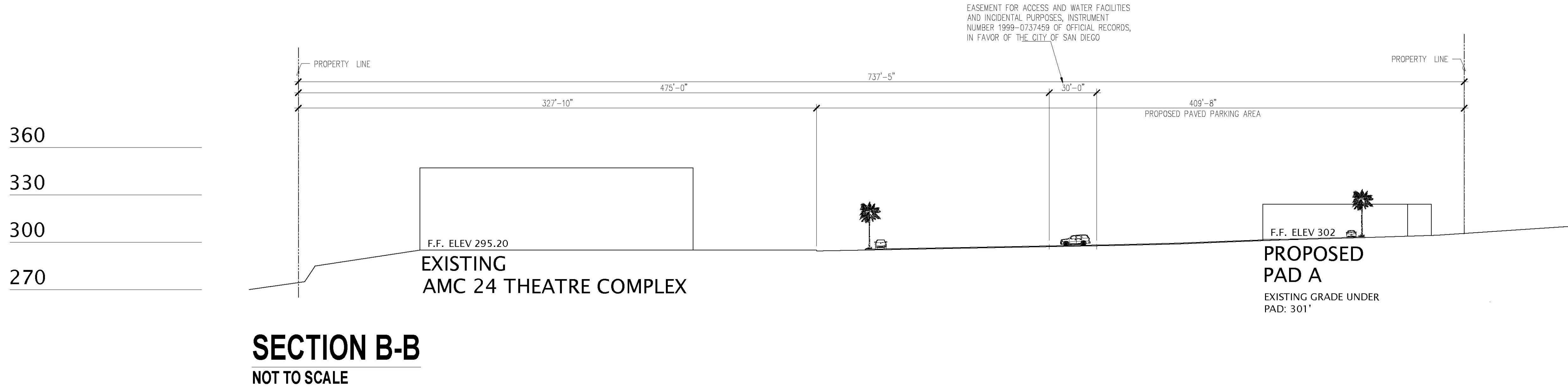
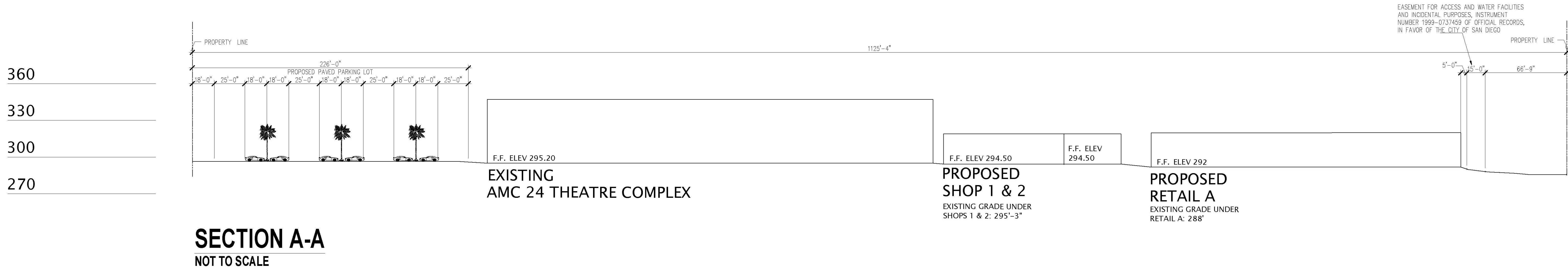
DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

ELEVATIONS - SHOP 3
THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA

R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:		REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:		REVISION 12:	
PROJECT ADDRESS:		REVISION 11:	
770 DENNERY ROAD,		REVISION 10:	
SAN DIEGO, CA 92154		REVISION 9:	
PROJECT NAME:		REVISION 8:	
THE SHOPS AT AMC		REVISION 7: 08-31-18	
PALM PROMENADE		REVISION 6: 07-06-18	
NAD83 COORDINATES: 1790-6316		REVISION 5: 05-10-18	
NAD27 COORDINATES: 150-1755		REVISION 4: 04-04-18	
ORIGINAL DATE: 08/22/2017		REVISION 3: 03-30-18	
SHEET TITLE: COVER SHEET		REVISION 2: 01-31-18	
SHEET 15 OF 23		REVISION 1: 9-18-17	
DEP #			
CITY OF SAN DIEGO PROJECT NO.: 569517			



NOTES:
MAXIMUM DEPTH OF CUT: 6.0 FEET
MAXIMUM HEIGHT OF FILL: 4.5 FEET
FOR ADDITIONAL INFORMATION REFER TO SHEET 18



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

SITE SECTIONS

**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**

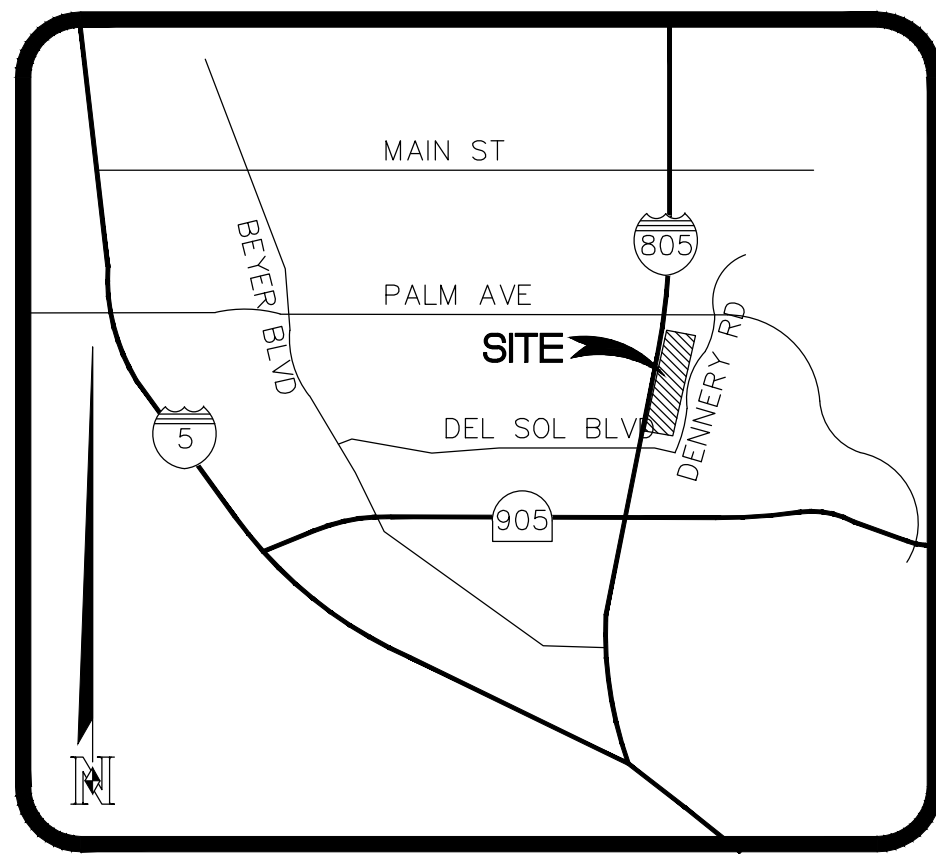
R•E•D Architectural Group

PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

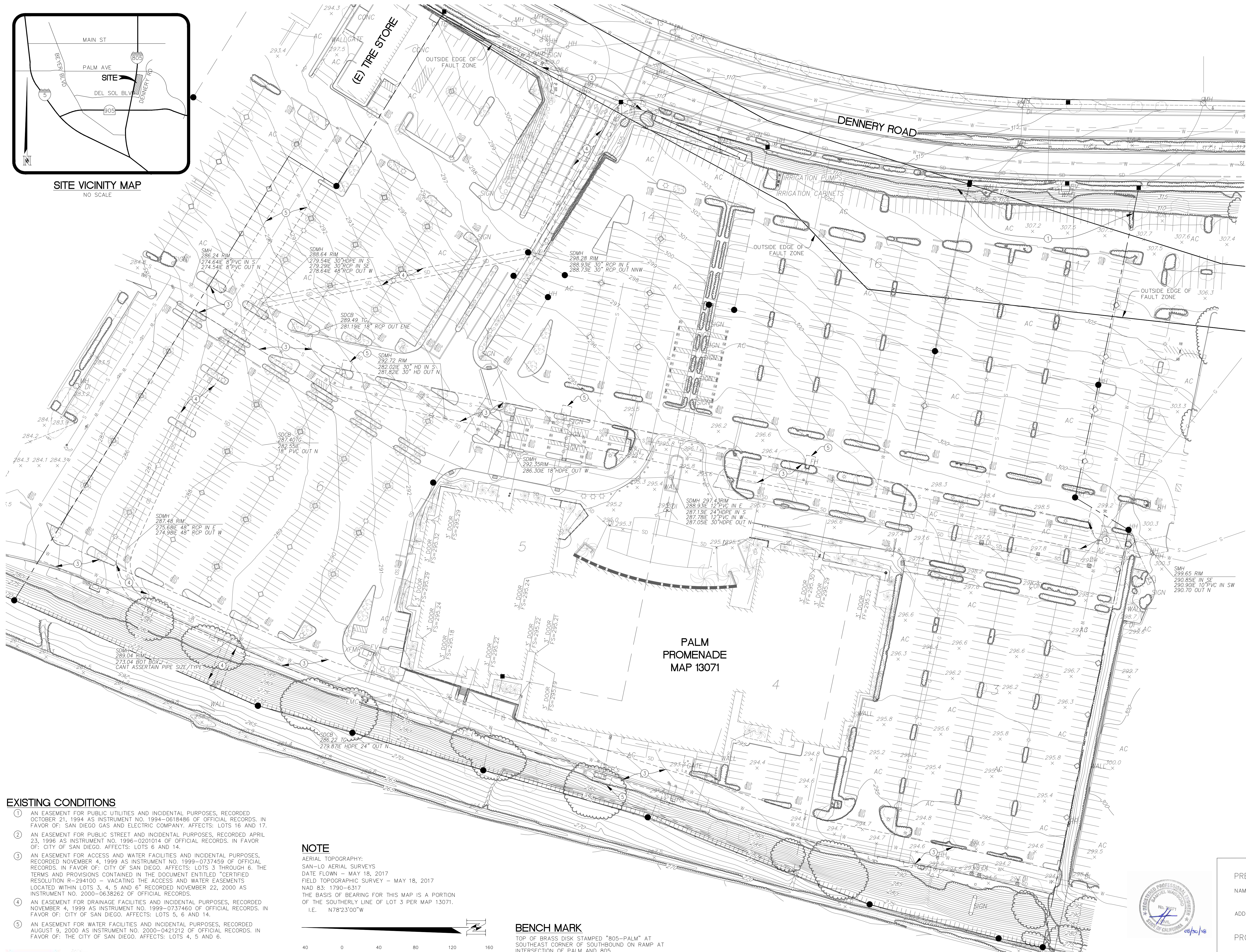
PREPARED BY:		
NAME:	REVISION 14:	
ADDRESS:	REVISION 13:	
PROJECT ADDRESS:	REVISION 12:	
770 DENNERY ROAD, SAN DIEGO, CA 92154	REVISION 11:	
	REVISION 10:	
	REVISION 9:	
	REVISION 8:	
	REVISION 7:	08-31-18
	REVISION 6:	07-08-18
	REVISION 5:	05-10-18
	REVISION 4:	04-04-18
	REVISION 3:	03-30-18
	REVISION 2:	01-31-18
	REVISION 1:	9-18-17
PROJECT NAME:	NAD83 COORDINATES:	1790-6316
THE SHOPS AT AMC PALM PROMENADE	NAD27 COORDINATES:	150-1755
	ORIGINAL DATE:	08/22/2017
SHEET TITLE: SITE SECTION	SHEET 16 OF 23	
	DEP #	
CITY OF SAN DIEGO PROJECT NO.: 569517		

LEGEND

AD	AREA DRAIN
	AIR RELEASE VALVE
ASPH	ASPHALT
	BACKFLOW PREVENTER
	BENCHMARK
	BUILDING LINE
	BUILDING OVERHANG
	CABLE PULL BOX
	CABLE RISER
CV	CABLE VAULT
CB	CATCH BASIN
	COMMUNICATION LINE
	COMMUNICATION MANHOLE
CONC	CONCRETE
	EASEMENT LINE
	ELECTRIC LINE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
	FENCE
	FIRE HYDRANT
	FIRE SERVICE
	GAS LINE
	GAS METER
	GAS VALVE
	GUARD POST
	IRRIGATION BOX
	IRRIGATION CONTROL VALVE
	LIGHT
	MAIL BOX
	MANHOLE
	PARKING COUNT
	POWER POLE
	PROPERTY LINE
	RIGHT OF WAY LINE
	SEWER LINE
	SEWER MANHOLE
	SEWER CLEAN OUT
	SIGN
	STORM DRAIN LINE
	STORM DRAIN MANHOLE
	STREET LIGHT
	TELEPHONE PULL BOX
	TELEPHONE CABINET
	TELEPHONE MANHOLE
	TELEPHONE POLE
	TELEPHONE RISER
	TELEPHONE VAULT
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL PULL BOX
	TRANSFORMER
	TREE
	TREE - PALM
	WALL
	WATER LINE
	WATER METER
	WATER VALVE
	LOT LINES
	LOT PER MAP 13071
	MONUMENTS



SITE VICINITY MAP
NO SCALE

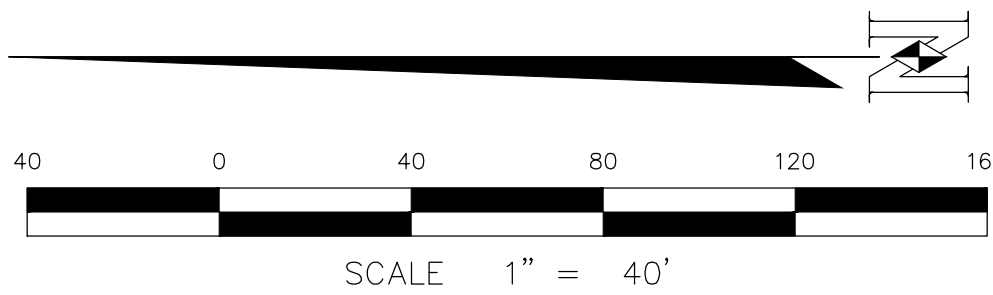


EXISTING CONDITIONS

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1994 AS INSTRUMENT NO. 1994-0618486 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, AFFECTS: LOTS 16 AND 17.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1996 AS INSTRUMENT NO. 1996-0201014 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO, AFFECTS: LOTS 6 AND 14.
- AN EASEMENT FOR ACCESS AND WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737459 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO, AFFECTS: LOTS 3 THROUGH 6, THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFIED RESOLUTION R-294100 - VACATING THE ACCESS AND WATER EASEMENTS LOCATED WITHIN LOTS 3, 4, 5 AND 6" RECORDED NOVEMBER 22, 2000 AS INSTRUMENT NO. 2000-0638262 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737460 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO, AFFECTS: LOTS 5, 6 AND 14.
- AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0421212 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF SAN DIEGO, AFFECTS: LOTS 4, 5 AND 6.

NOTE

AERIAL TOPOGRAPHY:
SAN-LO AERIAL SURVEYS
DATE FLOWN - MAY 18, 2017
FIELD TOPOGRAPHIC SURVEY - MAY 18, 2017
NAD 83: 1790-6317
THE BASIS OF BEARING FOR THIS MAP IS A PORTION
OF THE SOUTHERLY LINE OF LOT 3 PER MAP 13071.
I.E. N78°23'00"W



BENCH MARK

TOP OF BRASS DISK STAMPED "805-PALM" AT
SOUTHEAST CORNER OF SOUTHBOND ON RAMP AT
INTERSECTION OF PALM AND 805.
ELEVATION 241.096 M.S.L.



DATE: 08.31.2018

PROJECT NUMBER 400.1601.01

TOPOGRAPHIC MAP

THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA



Civil Engineering
Surveying
Land Planning

T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com
N.E. JOB No. 117-109.2



PREPARED BY:

NAME: NASLAND

ADDRESS: 4740 RUFFNER ST.
SAN DIEGO, CA 92111

PROJECT ADDRESS:

770 DENNERLY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: 08-31-18
REVISION 6: 07-06-18
REVISION 5: 05-10-18
REVISION 4: 04-04-18
REVISION 3: 03-30-18
REVISION 2: 01-31-18
REVISION 1: 9-18-17

NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755

ORIGINAL DATE: 08/22/2017

SHEET TITLE:

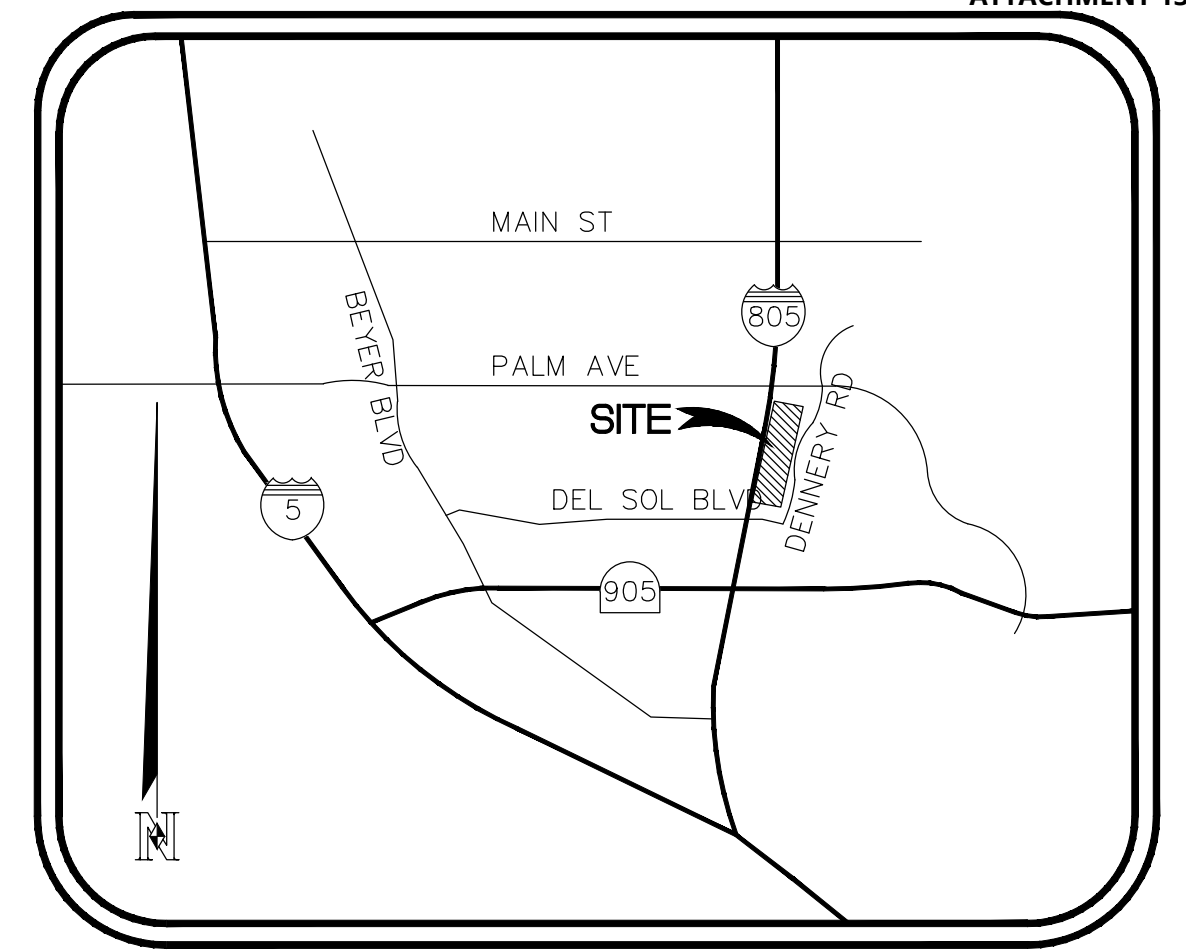
TOPOGRAPHIC MAP

SHEET 17 OF 23

DEP # _____

CITY OF SAN DIEGO PROJECT NO.: 569517

SITE AREA SUMMARY					
EXISTING SITE (AC)	PROPOSED SITE (AC)	REPLACED/CREATED AREAS (AC)			
IMPERVIOUS	14.98	IMPERVIOUS	14.75	IMPERVIOUS	6.96
PERVIOUS	2.54	PERVIOUS	2.77	PERVIOUS	1.03
TOTAL SITE: 17.52 ACRES					
TOTAL AREA DISTURBED: 7.99 ACRES					



SITE VICINITY MAP
NO SCALE

LEGEND

ITEM	SYMBOL
PROPERTY LINE/TM BOUNDARY	---
EXISTING SURVEY MONUMENTS AS NOTED	● ■
LIMITS OF GRADING	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING GAS LINE	G
EXISTING STORM DRAIN LINE	SD
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED RETAINING WALL	---
PROPOSED STORM DRAIN LINE	---
BIOFILTRATION BMP	---
EXISTING LANDSCAPE	---
PROPOSED LANDSCAPE	---
EXISTING BUILDING	(E)
PROPOSED BUILDING	(N)
PROPOSED ROOF DRAIN	---

GENERAL NOTES

- TOTAL AMOUNT OF SITE TO BE GRADED: 7.99 ACRES
- PERCENT OF TOTAL SITE GRADED: 46.4%
- AMOUNT OF CUT: 4500 CUBIC YARDS
- MAXIMUM DEPTH OF CUT: 9.5 FEET
- AMOUNT OF FILL: 9200 CUBIC YARDS
- MAXIMUM DEPTH OF FILL: 5.0 FEET
- MAXIMUM HEIGHT OF FILL SLOPE(S): 3.0 FEET; 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 5.0 FEET; 2:1 SLOPE RATIO
- AMOUNT OF IMPORT SOIL: 4700 CUBIC YARDS
- AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS
- RETAINING/CRIB WALLS:
HOW MANY: 4
LENGTH: 350 FEET
MAXIMUM HEIGHT: 9.5 FEET
- GROSS AREA: 17.52 ACRES; NET AREA: 17.52 ACRES
- TOTAL NUMBER OF EXISTING LOTS: 7
- TOTAL NUMBER OF PROPOSED LOTS: 6
- LAMBERT COORDINATES: 150-1755
- NAD 83 COORDINATES: 1790-6316
- AERIAL TOPOGRAPHY:
SAN-LO AERIAL SURVEYS
DATE FLOWN: MAY 18, 2017
- FIELD TOPOGRAPHIC SURVEY:
NASLAND ENGINEERING
DATE SURVEYED: MAY 11, 2017 - MAY 31, 2017
- BENCHMARK: TOP OF BRASS DISK STAMPED "805-PALM" AT SOUTHEAST CORNER OF SOUTHBOWN ON RAMP AT INTERSECTION OF PALM AND INTERSECTION 805.
ELEVATION: 241.096 M.S.L.
- THE BASIS OF BEARING FOR THIS PROJECT IS A POTION OF THE SOUTHERLY LINE OF LOT 3 PER MAP 13071.
- SERVICES AND UTILITIES:
WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
GAS AND ELECTRIC: SDG&E
TELEPHONE:
22. ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
- PROPOSED UTILITIES WILL BE UNDERGROUND, NO EXISTING OVERHEAD UTILITIES ON SITE.
- ALL PROPOSED SITE DRAINAGE WILL BE CONVEYED THROUGH BIOFILTRATION BMPs AND DISCHARGED INTO THE EXISTING 42" RCP STORM DRAIN SYSTEM.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE.

REFERENCE DRAWINGS

CITY OF SAN DIEGO DWG:
27249-D, 27281-D, 27756-D,
29290-D, 29310-D



PREPARED BY:

NAME: NASLAND

ADDRESS: 4740 RUFFNER ST
SAN DIEGO, CA 92111

PROJECT ADDRESS:

770 DENNERLY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

CITY OF SAN DIEGO PROJECT NO.: 569517

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	08-31-18
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REVISION 1:	9-18-17

NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755

ORIGINAL DATE: 08/22/2017

SHEET 18 OF 23

DEP #

EXISTING CONDITIONS

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- AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737460 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO, AFFECTS: LOTS 5, 6 AND 14.
- AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0421212 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF SAN DIEGO, AFFECTS: LOTS 4, 5 AND 6.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1994 AS INSTRUMENT NO. 1994-0570340 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, AFFECTS: LOTS 3, 4, 5, 6, 14, 16 AND 17, NON-PLOTTABLE EASTMENT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1994 AS INSTRUMENT NO. 1994-0712167 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, AFFECTS: LOTS 3, 4, 5, 6, 14, 16 AND 17, THE LOCATION OF THE EASEMENT COULD NOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ESTABLISHING OF EASEMENTS" RECORDED NOVEMBER 23, 1993 AS INSTRUMENT NO. 1993-0791987 OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF: RECORDED OCTOBER 19, 1994 AS INSTRUMENT NO. 1994-0612349, RECORDED MAY 17, 1995 AS INSTRUMENT NO. 1995-0207830, AND DOCUMENT RECORDED APRIL 1998 AS INSTRUMENT NO. 1998-0215246 OF OFFICIAL RECORDS, THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.



DATE: 08.31.2018

PROJECT NUMBER 400.1601.01

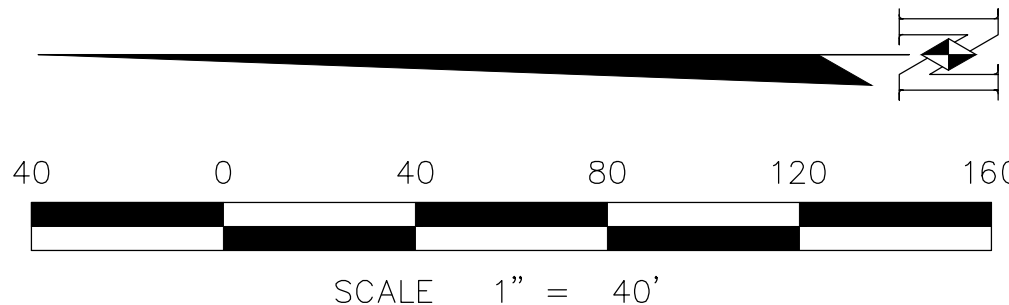
GRADING AND DRAINAGE PLAN

THE SHOPS AT AMC PALM PROMENADE SAN DIEGO, CA



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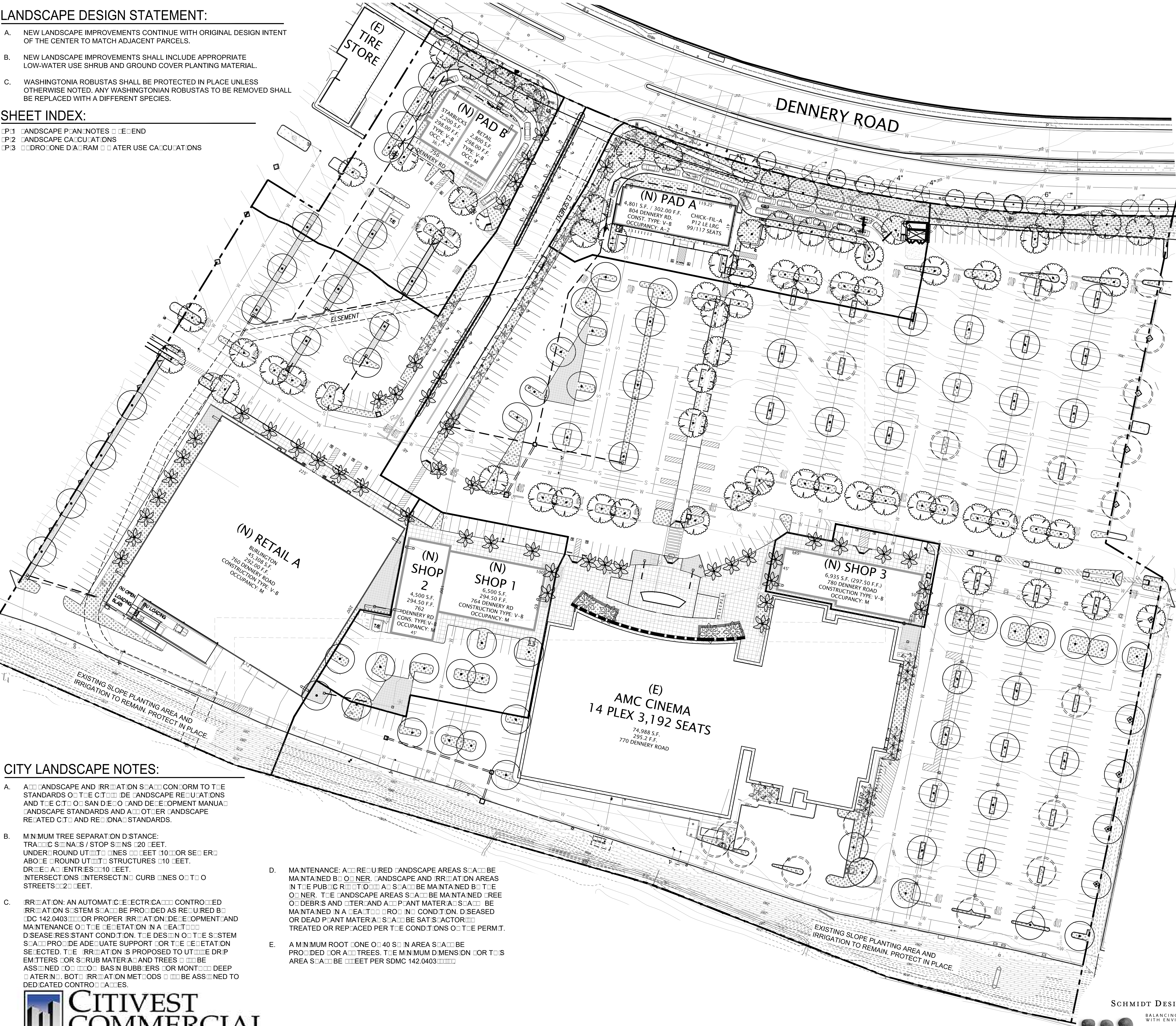


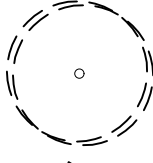

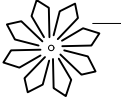
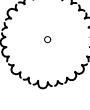
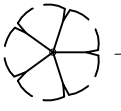
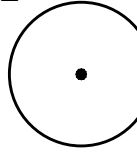
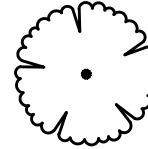

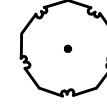


LANDSCAPE DESIGN STATEMENT:

- A. NEW LANDSCAPE IMPROVEMENTS CONTINUE WITH ORIGINAL DESIGN INTENT OF THE CENTER TO MATCH ADJACENT PARCELS.
- B. NEW LANDSCAPE IMPROVEMENTS SHALL INCLUDE APPROPRIATE LOW-WATER USE SHRUB AND GROUND COVER PLANTING MATERIAL.
- C. WASHINGTONIA ROBUSTAS SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. ANY WASHINGTONIAN ROBUSTAS TO BE REMOVED SHALL BE REPLACED WITH A DIFFERENT SPECIES.

SHEET INDEX:

- P.1 LANDSCAPE PLAN NOTES
- P.2 LANDSCAPE CALCULATIONS
- P.3 PROPOSED DRAINAGE AND WATER USE CALCULATIONS



EXISTING TREES:	BOTANICAL NAME/COMMON NAME			
S.MBO				
	NON-NATIVE TREE	MINIMUM 4" CALIPER		
	ASINOTONIA ROBUSTA / MEXICAN CAN PALM			
	POEONIA DACTYLIS / DATE PALM			
	RUS CANEA / AFRICAN SUMAC			
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE			
ON-SITE TREES:	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MATURE SIZE	FORM
S.MBO		100" 24" BO		
	PODOCARPUS PACIFICUS / BERN PINE		30' 30'	Oval
	UMUS PARVIFLORUS / CHINESE ELM		30' 30'	Oval
	PARSONIA FLORIDA / PALM HERDE DESERT MUSEUM		30' 30'	Oval
	ARBUTUS MARINA / STRA BERRY TREE		30' 30'	Oval
	COE REUTERIA BIPINNATA / CHINESE JAME TREE		30' 30'	Oval
	POEONIA DACTYLIS / DATE PALM	80" 20" BT		
	SALICUS ROMANOFFIANA / QUEEN PALM	20" 12" BT		
	ASINOTONIA ROBUSTA / CALIFORNIA CAN PALM			
OFF-SITE TREES:	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MATURE SIZE	FORM
S.MBO		100" 24" BO		
	ADONIS CALIFORNICA / PEPPER MINT		30' 30'	Oval
	ABUTILA JUBRINENSIS / TREE		30' 30'	Oval
	COE REUTERIA PANICULATA / CHINESE RAIN		30' 30'	Oval
	CAERSTROEMIA INDICA / CRAPE MORTIE		20' 20'	Oval
	PNUS PINEA / ITALIAN STONE PINE		40' 40'	SPREAD
SHRUBS AND GROUNDCOVERS:	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MATURE SIZE	FORM
S.MBO		10" 1" A		
	ADONIS SPECIES / ADONIS	10" 1" A	2' 8"	ROUND
	BOULANGERIA SPECIES		2' 6"	ROUND
	CALISTEMON MINATUS / TITTLE JOINT / DART BOTTLE BRUSH		3' 3"	ROUND
	DIERIS SPECIES / FORT NORT		3' 2"	ROUND
	ELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS		3' 3"	ROUND
	EMEROCALIS BRIDGEMAN		3' 3"	ROUND
	MUNIBERBERIA SPECIES		3' 3"	ROUND
	PORTULACA SPECIES / CALIFORNIA PARSLEY		4' 4"	ROUND
	RAPIDOLYPSIS INDICA SPECIES / INDIA PARSLEY		4' 4"	ROUND
	SALICARIA REUTERIA / AUTUMN SALICARIA		3' 3"	ROUND
	STREPTOCARPA REUTERIA / BIRD OF PARADISE		1' 2"	ROUND
	CAREX SPECIES / CAREX PARSLEY	18" O.C. SPACING	1' 2"	ROUND
	CALANTHA SPECIES / CALANTHA PARSLEY	16" O.C. SPACING	2' 2"	SPREAD
	MOPORUM PARVIFLORUM / PROSTRATE MOPORUM		2' 3"	SPREAD
	SENECIO MANDRAGORAE / BLUE CALISTEMON / SENECIO		2' 3"	SPREAD
	TRADESCANTIA PANDORA / PURPLE HEART PLANT	36" O.C. SPACING	1' 3"	SPREAD
BIO-FILTRATION PLANTING AREA:	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	MATURE SIZE	FORM
S.MBO		100" 1" A		
	CAREX PANSA / SAND DUNE SEDGE		6" 2"	SPREAD
	CAREX PRAECOX / RACIOS / SANDER SEDGE		6" 2"	SPREAD
	JUNCUS PATENS / CALIFORNIA PARSLEY		1' 2"	SPREAD

CITY LANDSCAPE NOTES:

- A. LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO AND THE CITY OF SAN DIEGO AND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ADOPTED LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- B. MINIMUM TREE SEPARATION DISTANCE: TRUNCATIONS / STOP SIGNS 20 FEET. UNDERGROUND UTILITIES 10 FEET. ABOVE GROUND UTILITIES 10 FEET. DRIP ENTRANCES 10 FEET. INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS 20 FEET.
- C. IRRIGATION: AN AUTOMATIC ELECTRICAL CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY CDC 142.0403 OR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE IRRIGATION IN A LEAK-PROOF DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE IRRIGATION SELECTED. THE IRRIGATION IS PROPOSED TO UTILIZE DRIP EMITTERS OR SHRUB MATERIALS AND TREES SHALL BE ASSIGNED TO ONE OF TWO BASINS: BUBBLES OR MOUNTAIN DEEP WATERING. BOTH IRRIGATION METHODS SHALL BE ASSIGNED TO DEDICATED CONTROL CIRCUITS.
- D. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIALS SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- E. A MINIMUM ROOT ZONE OF 40 IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 10 FEET PER SDMC 142.0403.



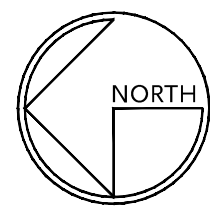
LANDSCAPE CONCEPT PLAN

THE SHOPS AT AMC PROMENADE
SAN DIEGO, CA

SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY

1111 Sixth Avenue, Suite 500, San Diego, CA 92101
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtsgroup.com
LIC. CA 2138, NV 219, AZ 34139



DRAWN BY: JNM
CHECKED BY: JNM

DATE: 08.31.2018

PROJECT NUMBER 400.1601.01

PREPARED BY:

NAME: _____

ADDRESS: _____

PROJECT ADDRESS:

770 DENNERLY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

REVISION 14:	_____
REVISION 13:	_____
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NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755

ORIGINAL DATE: 08/22/2017

SHEET TITLE:

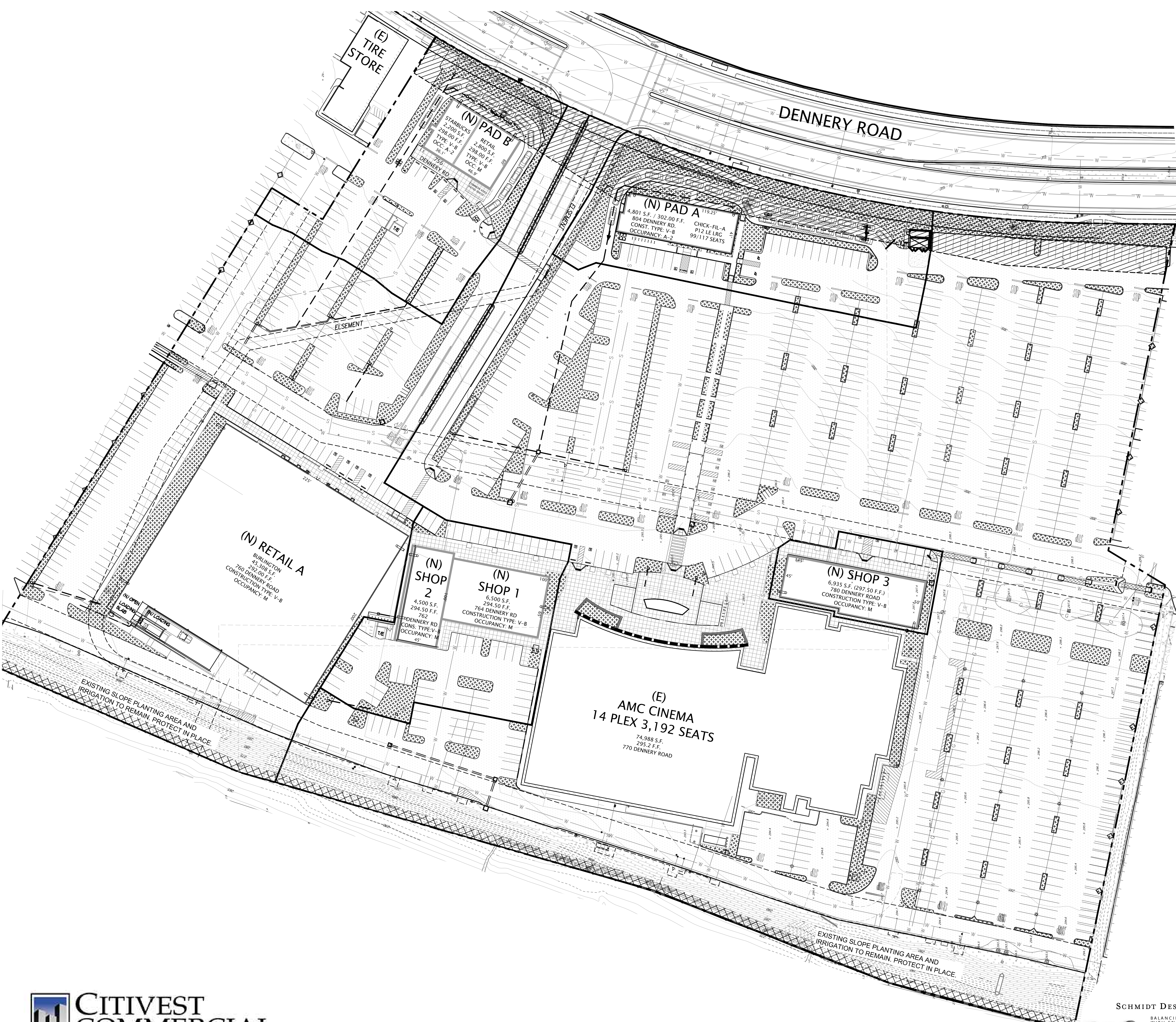
LANDSCAPE CONCEPT PLAN

LP-1

SHEET 19 OF 23

DEP # _____

CITY OF SAN DIEGO PROJECT NO.: 569517



LANDSCAPE CALCULATION AREA DIAGRAM LEGEND

SYMBOL	DESCRIPTION
	STREET YARD AREA - (37,476 S.F.)
	REMAINING YARD AREA - (11,983 S.F.)
	VEHICULAR USE AREA OUTSIDE STREET YARD - (482,100 S.F.)
	VEHICULAR USE AREA INSIDE STREET YARD - (17,824 S.F.)
	VEHICULAR USE AREA PLANTING AREA - (47,533 S.F.)
	STREET YARD PLANTING AREA - (17,234 S.F.)

LANDSCAPE CALCULATIONS

STREET YARD:
TOTAL AREA: 37,476 S.F.
PLANTING AREA REQUIRED: 36,000 S.F. PROVIDED: 17,234 S.F. EXCESS AREA PROVIDED: 18,766 S.F.
PLANT POINTS REQUIRED: 1874 PTS PROVIDED: 8288 PTS EXCESS POINTS PROVIDED: 6414 PTS

PLANT POINTS REQUIRED TO BE ACCUMULATED: 468 PTS
TOTAL POINTS ACCUMULATED THROUGH TREES/PALMS: 100 PTS
• 280 PTS: 14 @ 20 PTS EA: 24" BO TREE
• 120 PTS: 2 @ 60 PTS EA: 20 BT: 1 LEAT: 1 PALM TREES
• 40 PTS: 1 @ 60 PTS EA: 1 ST: 1 LEAT: 1 PALM TREES
• 400 PTS: 2 @ 200 PTS EA: 1 ST: 1 NON NAT: 1 TREE @ 10" 8" CA PER
• 400 PTS: 3 @ 100 PTS EA: 1 ST: 1 NON NAT: 1 TREE @ 10" 6" CA PER
• 200 PTS: 2 @ 100 PTS EA: 1 ST: 1 NON NAT: 1 TREE @ 10" 4" CA PER

REMAINING YARD:
TOTAL AREA: 11,983 S.F.
PLANTING AREA REQUIRED: 3,000 S.F. PROVIDED: 11,233 S.F. EXCESS AREA PROVIDED: 8,233 S.F.
PLANT POINTS REQUIRED: 100 PTS PROVIDED: 100 PTS EXCESS POINTS PROVIDED: 106 PTS

VEHICULAR USE AREA INSIDE STREET YARD (VUA):
TOTAL AREA: 17,824 S.F.
PLANTING AREA REQUIRED: 8,100 S.F. PROVIDED: 2,610 S.F. EXCESS AREA PROVIDED: 15,214 S.F.
PLANT POINTS REQUIRED: 810 PTS PROVIDED: 1,160 PTS EXCESS POINTS PROVIDED: 26 PTS

PLANT POINTS REQUIRED TO BE ACCUMULATED: 446 PTS
TOTAL POINTS ACCUMULATED THROUGH TREES/PALMS: 100 PTS
• 60 PTS: 3 @ 20 PTS EA: 24" BO TREE
• 330 PTS: 1 @ 30 PTS EA: 20 BT: 1 ST: 1 PALM TREES
• 180 PTS: 3 @ 60 PTS EA: 1 ST: 1 LEAT: 1 PALM TREES

VEHICULAR USE AREA OUTSIDE STREET YARD (VUA):
TOTAL AREA: 482,100 S.F.
PLANTING AREA REQUIRED: 14,463 S.F. PROVIDED: 4,003 S.F. EXCESS AREA PROVIDED: 10,460 S.F.
PLANT POINTS REQUIRED: 14,463 PTS PROVIDED: 22,036 PTS EXCESS POINTS PROVIDED: 7,573 PTS

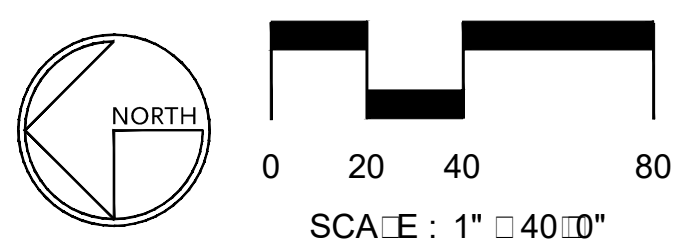
PLANT POINTS REQUIRED TO BE ACCUMULATED: 211 PTS
TOTAL POINTS ACCUMULATED THROUGH TREES/PALMS: 800 PTS
• 200 PTS: 10 @ 20 PTS EA: 24" BO TREE
• 240 PTS: 4 @ 60 PTS EA: 20 BT: 1 ST: 1 LEAT: 1 PALM TREES
• 2,820 PTS: 4 @ 705 PTS EA: 20 BT: 1 LEAT: 1 PALM TREES
• 840 PTS: 28 @ 30 PTS EA: 20 BT: 1 ST: 1 PALM TREES
• 2,000 PTS: 20 @ 100 PTS EA: 1 ST: 1 NON NAT: 1 TREE @ 10" 4" CA PER



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

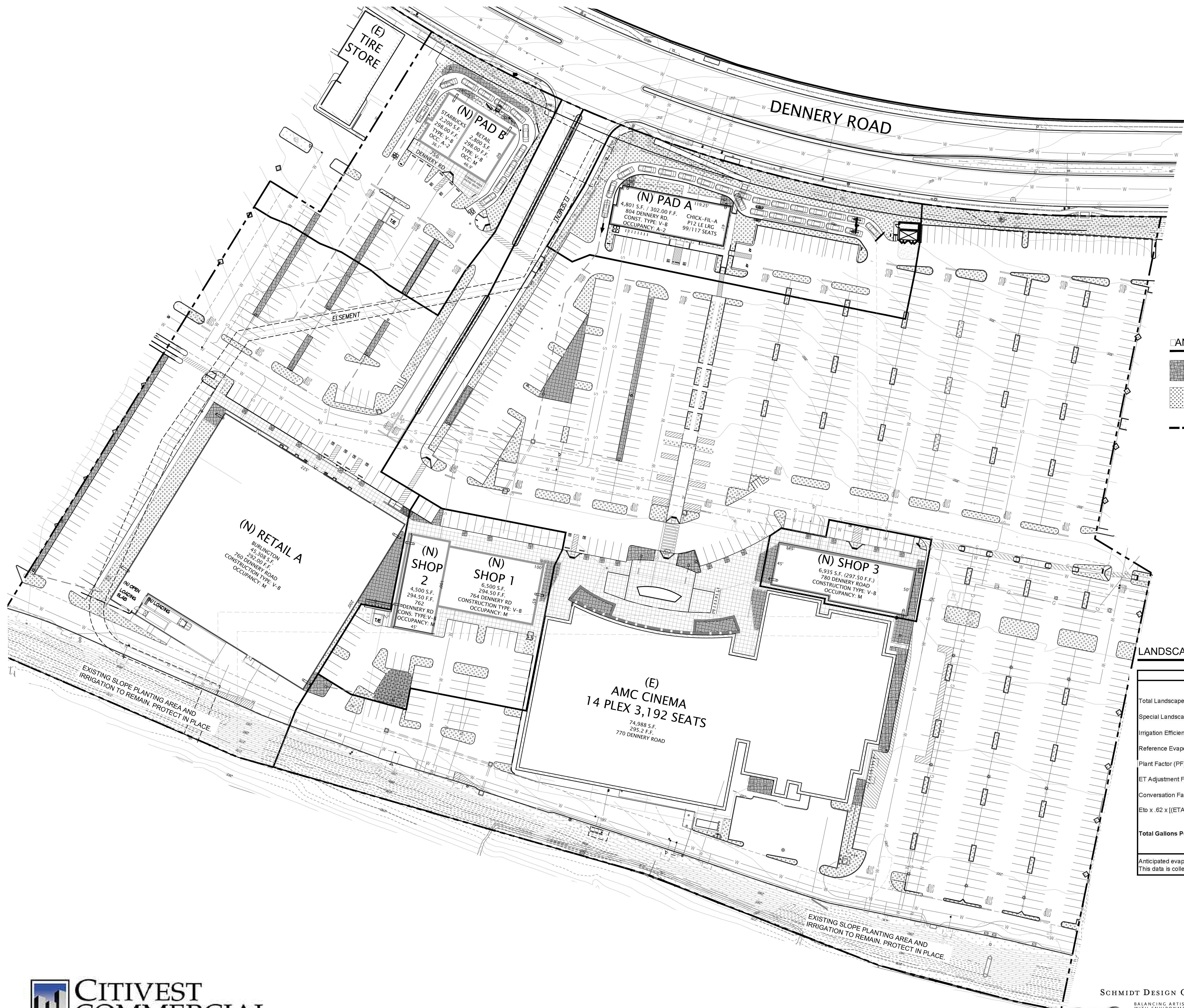
LANDSCAPE CALCULATIONS
THE SHOPS AT AMC PROMENADE
SAN DIEGO, CA

SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY
1111 Sixth Avenue, Suite 500, San Diego, CA 92101
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtsgroup.com
LIC. CA 2138, NV 219, AZ 34139



DRAWN BY: JMM
CHECKED BY: JMM

PREPARED BY:	
NAME: _____	REVISION 14: _____
ADDRESS: _____	REVISION 13: _____
PROJECT ADDRESS: _____	REVISION 12: _____
770 DENNERY ROAD, SAN DIEGO, CA 92154	REVISION 11: _____
PROJECT NAME: _____	REVISION 10: _____
THE SHOPS AT AMC PALM PROMENADE	REVISION 9: _____
NAD83 COORDINATES: 1790-6316	REVISION 8: _____
NAD27 COORDINATES: 150-1755	REVISION 7: 08-31-18
ORIGINAL DATE: 08/22/2017	REVISION 6: 07-06-18
SHEET TITLE: LANDSCAPE CALCULATIONS	REVISION 5: 05-10-18
LP-2	REVISION 4: 04-04-18
CITY OF SAN DIEGO PROJECT NO.: 569517	REVISION 3: 03-30-18
	REVISION 2: 01-31-18
	REVISION 1: 9-18-17



LANDSCAPE WATER CALCULATION AREA DRAINAGE

- MODERATE WATER USE PLANTING AREA 16.8 S.F.
- LOW WATER USE PLANTING AREA 3.68 S.F.
- PROPERTY LINE

LANDSCAPE WATER USE CALCULATIONS

Description	MAWA	ETWU	Hydrozones		
			Moderate Water Use	Low Water Use	Total Usage
Total Landscape Area (Square Feet)	70,555	Hydrozone Area S.F. (HA)	16,987	53,568	70,555 SqFt
Special Landscape Area (SLA)	0	SLA Hydro Area	N/A	N/A	0 SqFt
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)	Irr. Type 0.81	Irr. Type 0.81	
Reference Evapotranspiration (Eto)	47.00	Ref ET (Eto)	47.00	47.00	
Plant Factor (PF) - H=.8/7, M=.6/5, L=.4/3, VL=.2/1	NA	Plant Factor (PF)	0.5	0.3	
ET Adjustment Factor (ETAF) for non residential projects	0.45	ETAF (PF/IE)	0.62	0.37	
Conversion Factor (Inches to Gallons)	0.62	Conversion Factor (ETAF x Area)	0.62	0.62	
Eto x .62 x [(ETAF x Land Area) + ((1-ETAF) x SLA)]	925,187.7	Eto x .62 x (ETAF x Area)	10,485.80	19,840.00	30,325.8 SqFt
		Eto x 0.62 x (SLA Area)	305,556	578,138	883,693.9 Gal/Yr
			0.00	0.00	0.0 Gal/Yr
Total Gallons Per Year	925,187.7	883,693.9			883,693.9 Gal/Yr
		Project Average ETAF	0.4	(Proj. Ave. ETAF < MAWA ETAF)	

Anticipated evapotranspiration rates for the site are based on historical averages. This data is collected from C.I.M.I.S. (California Irrigation Management Information System)

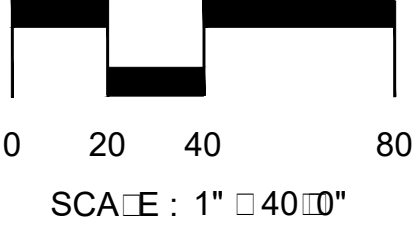
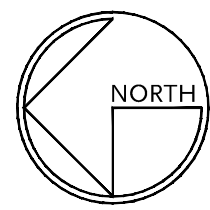


DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

HYDROZONE DIAGRAM
THE SHOPS AT AMC PROMENADE
SAN DIEGO, CA

SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY
1111 Sixth Avenue, Suite 500, San Diego, CA 92101
telephone (619) 236-1462 facsimile (619) 236-8792
www.schmidtsgroup.com
Lic. CA 2138, NV 219, AZ 34139



DRAWN BY: JNM
CHECKED BY: JNM

PREPARED BY:
NAME: _____
ADDRESS: _____
PROJECT ADDRESS:
770 DENNERY ROAD
SAN DIEGO, CA 92154
PROJECT NAME:
THE SHOPS AT AMC
PALM PROMENADE
REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: 08-31-18
REVISION 6: 07-06-18
REVISION 5: 05-10-18
REVISION 4: 04-04-18
REVISION 3: 03-30-18
REVISION 2: 01-31-18
REVISION 1: 9-18-17
NAD83 COORDINATES: 1790-6316
NAD27 COORDINATES: 150-1755
ORIGINAL DATE: 08/22/2017
SHEET 21 OF 23
DEP # _____
CITY OF SAN DIEGO PROJECT NO.: 569517



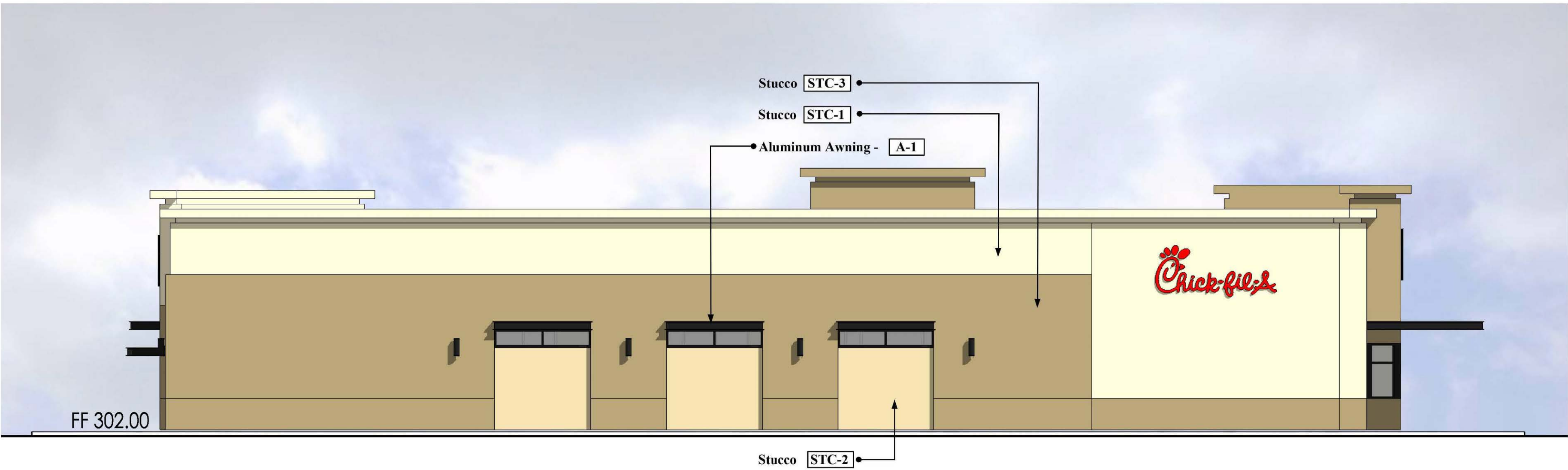
SOUTH ELEVATION



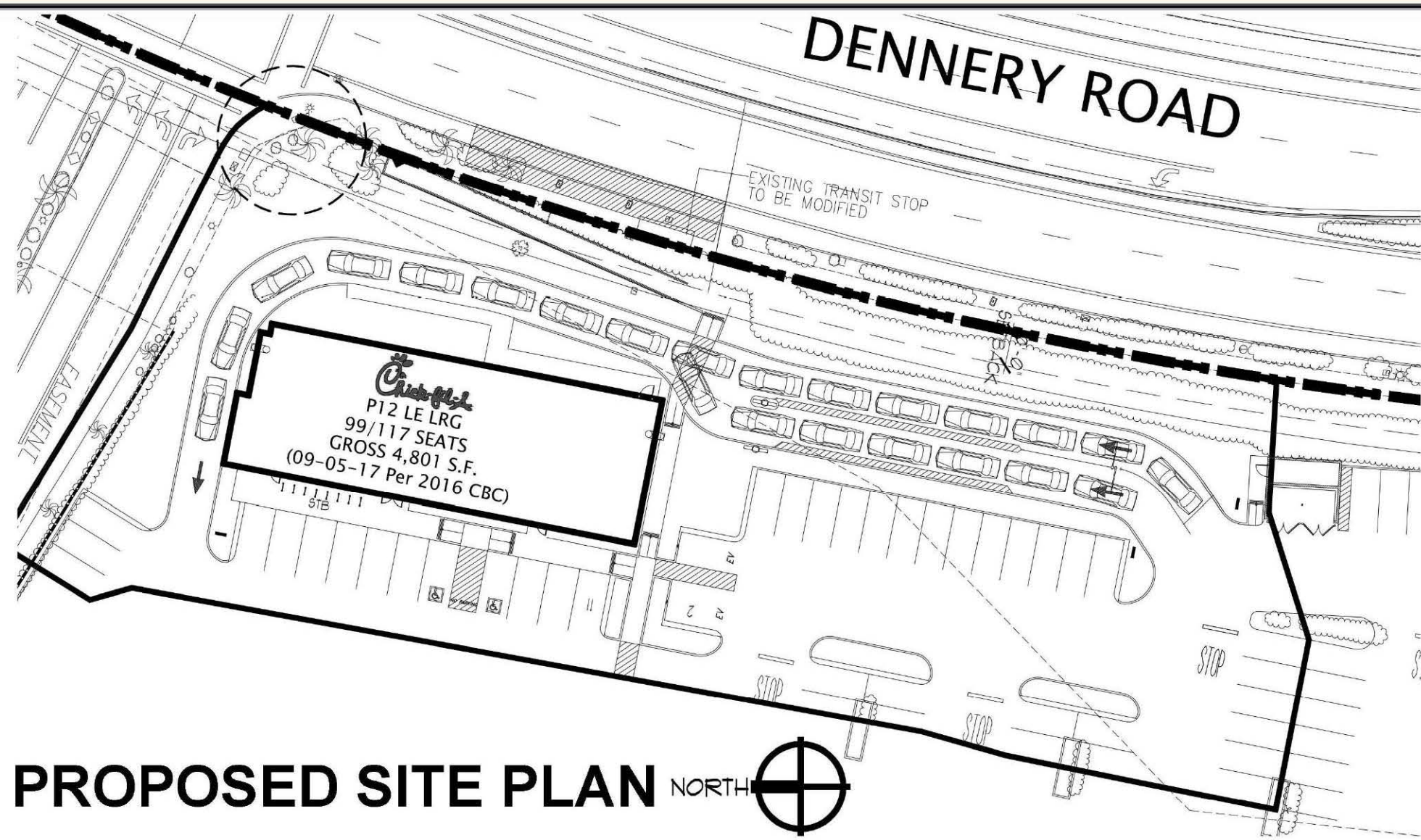
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PROPOSED SITE PLAN NORTH

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- [STC-1] Stucco - Color to Match PPG1100-2 "Adobe White"
- [STC-2] Stucco - Color to Match PPG1085-3 "Seriously Sand"
- [STC-3] Stucco - Color To Match PPG1085-5 "Sautéed Mushroom"
- [A-1] Aluminum Awning - Color: Dark Bronze



DATE: 08.31.2018
PROJECT NUMBER 400.1601.01

ELEVATIONS - (NEW) PAD A /
CHICK-FIL-A

**THE SHOPS AT AMC PALM PROMENADE
SAN DIEGO, CA**

R•E•D Architectural Group

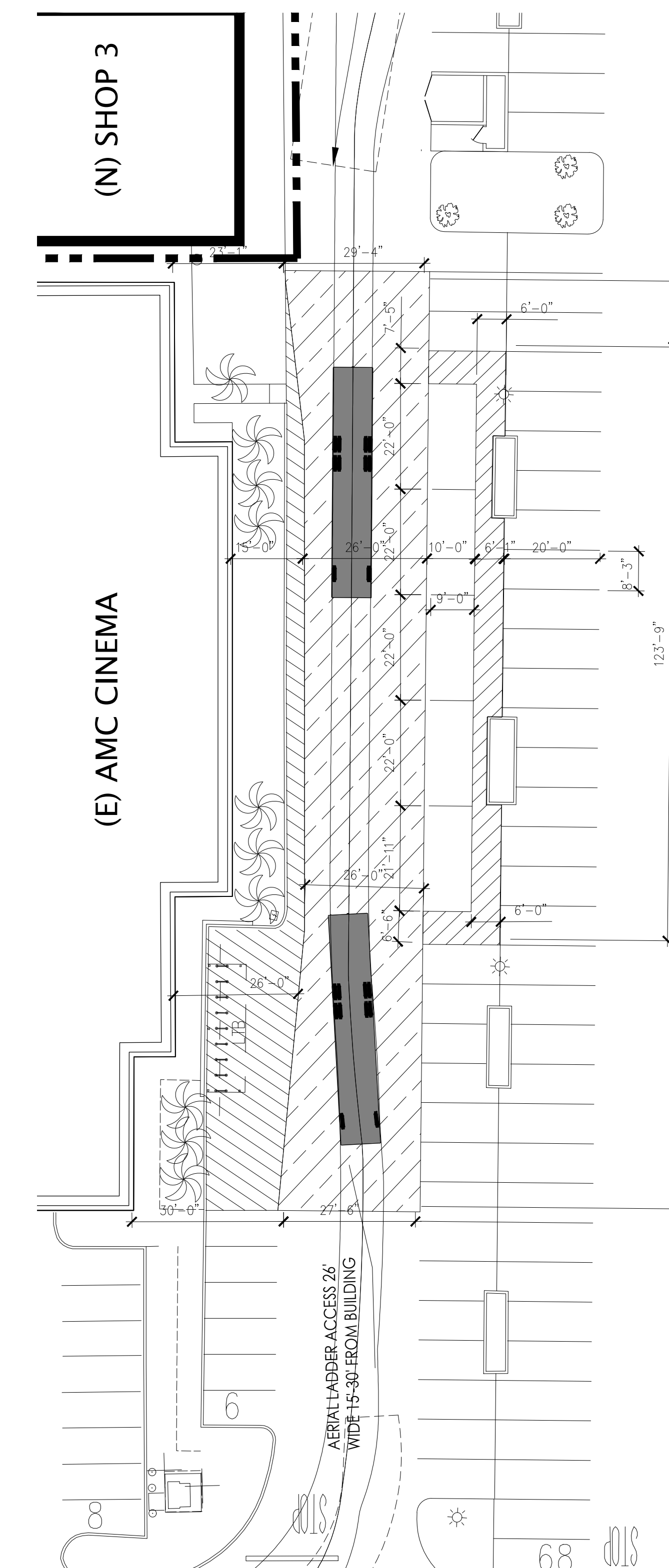
PLANNING ARCHITECTURE INTERIORS
3436 VERDUGO ROAD, SUITE 200, GLENDALE, CALIFORNIA 91208
P 818.957.7765 818.957.7767 F

PREPARED BY:	
NAME:	REVISION 14:
ADDRESS:	REVISION 13:
PROJECT ADDRESS:	REVISION 12:
770 DENNERY ROAD, SAN DIEGO, CA 92154	REVISION 11:
PROJECT NAME:	REVISION 10:
THE SHOPS AT AMC PALM PROMENADE	REVISION 9:
NAD83 COORDINATES: 1790-6316 NAD27 COORDINATES: 150-1755	REVISION 8:
ORIGINAL DATE: 08/22/2017	REVISION 7: 08-31-18
SHEET TITLE: COVER SHEET	REVISION 6: 07-06-18
SHEET 22 OF 23	REVISION 5: 05-10-18
DEP #	REVISION 4: 04-04-18
CITY OF SAN DIEGO PROJECT NO.: 569517	REVISION 3: 03-30-18
	REVISION 2: 01-31-18
	REVISION 1: 9-18-17

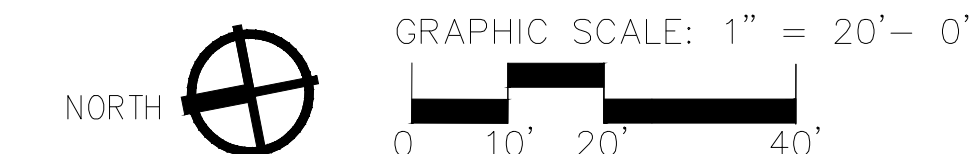


PROJECT NUMBER 400.1601.01

THE SHOPS AT AMC PALM PROMENADE SAN DIEGO, CA



AERIAL LADDER ACCESS



DEP #

CITY OF SAN DIEGO PROJECT NO.: 569517

TENTATIVE MAP NO. 2005308

COORDINATE INDEX

NAD 83: 1790-6317
LC: 170-1757

PROPERTY ADDRESS

770 DENNERY ROAD
SAN DIEGO, CA 92154

PROPERTY OWNER

HCP-COI PALM PROMENADE, LLC
4340 VON KARMAN AVENUE, SUITE 110
NEWPORT BEACH, CA 92660
(949) 705-0405

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP
IS A PORTION OF THE SOUTHERLY LINE
OF LOT 3 PER MAP 13071,
I.E. N78°23'00"W

LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 14, 16, AND 17 OF PALM PROMENADE,
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF
NO. 13071, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993.
THE RECIPROCAL ACCESS AGREEMENT INSTRUMENT NO.
1993-0791984 OF OFFICIAL RECORDS WAS RECORDED
ON NOVEMBER 23, 1993.

BENCH MARK

TOP OF BRASS DISC STAMPED "805-PALM" AT
SOUTHEAST CORNER OF SOUTHBOWN ON RAMP AT
INTERSECTION OF PALM AND 805.
ELEVATION 241.096 M.S.L.

TOPOGRAPHIC SOURCE

FIELD SURVEY PERFORMED BY
NASLAND ON 05-31-2017.

SITE AREA

GROSS AREA 17.52 AC.
NET AREA 17.52 AC.

ASSESSOR'S PARCEL NUMBER

EXISTING PARCEL #	EXISTING APN	ACRES
PARCEL 3	0631-041-02	3.492 AC
PARCEL 4	0631-041-03	3.391 AC
PARCEL 5	0631-041-04	2.684 AC
PARCEL 6	0631-041-02	5.363 AC
PARCEL 14	0631-041-05	0.858 AC
PARCEL 16	0631-041-06	0.910 AC
PARCEL 17	0631-041-07	0.825 AC

PROPOSED PARCEL AREAS

PARCEL 1 (AMC THEATER)	10.78 AC
PARCEL 2 (SHOP 3)	0.29 AC
PARCEL 3 (SHOPS 1 & 2)	0.81 AC
PARCEL 4 (RETAIL A)	3.67 AC
PARCEL 5 (PAD A)	1.01 AC
PARCEL 6 (PAD B)	0.96 AC

ZONING INFORMATION

THE PROPERTY IS ZONED "CC-1-3", COMMERCIAL
COMMUNITY ZONE, AND IS LOCATED IN THE AIRPORT
INFLUENCE AREA FOR BROWN FIELD.

REFUSE AND RECYCLING

ALL BUILDINGS SHALL PROVIDE STORAGE FOR
REFUSE AND RECYCLING.

GEOLOGIC HAZARD CATEGORY

52 LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN,
FAVORABLE GEOLOGIC STRUCTURE, LOW RISK

ENGINEER OF RECORD

NASLAND ENGINEERING
4740 RUFFNER ST.
SAN DIEGO, CA 92111
(858) 292-7770PARCEL
TABLE

#	LENGTH	BEARING/DELTA	RADIUS
C1	20.11'	36.19	31.84'
C2	22.83'	40.27	32.47'
L1	39.83	N86°28'58"W	--
L2	31.33	N80°40'09"W	--
L3	49.53	N78°21'13"W	--
L4	20.00	N11°38'47"E	--
L5	21.98	N10°59'18"E	--
L6	40.00	N11°38'47"E	--
L7	22.03	N10°00'25"E	--
L8	229.49	N11°38'17"E	--

PARCEL
TABLE

#	LENGTH	BEARING/DELTA	RADIUS
L9	19.68	N21°14'18"W	--
L10	30.94	N31°44'59"E	--
L11	72.20	S58°16'37"E	--
L12	55.87	S63°21'50"E	--
L13	122.42	N63°00'51"W	--
L14	61.02	N54°16'59"W	--
L15	53.74	N58°26'12"W	--
L16	60.43	N31°48'33"E	--
L17	22.87	N39°18'43"E	--
L18	36.00	N31°45'00"E	--
L19	24.62	N21°55'39"E	--
L20	36.00	N31°37'38"E	--
L21	21.73	N22°01'41"E	--
L22	20.22	N31°41'56"E	--
L23	158.04	N63°00'54"W	--
L24	59.33	N62°41'03"W	--
L25	213.00	N58°42'37"W	--
L26	46.49	S31°06'03"W	--
L27	19.32	N58°15'41"W	--
L28	104.29	N79°00'38"W	--
L29	31.09	N10°50'13"E	--
L30	128.15	N58°18'10"W	--
L31	64.60	N68°21'42"W	--
L32	27.15	S31°06'03"W	--
L33	130.63	S10°59'11"W	--
L34	17.93	N79°02'44"W	--
L35	18.78	N63°37'49"W	--
L36	152.96	N79°00'38"W	--
L37	122.37	N10°59'20"E	--
L38	22.37	N79°00'40"W	--
L39	59.65	N15°22'59"E	--
L40	39.90	N31°43'04"E	--
L41	14.14	S34°00'40"E	--
L42	47.08	S10°59'20"W	--
L43	18.00	S79°00'40"E	--
L44	107.98	S10°59'20"W	--
L45	86.09	N79°26'27"W	--
L46	97.26	N11°02'39"E	--
L47	5.00	S79°00'33"E	--
L48	68.49	N10°59'26"E	--
L49	53.00	S78°57'21"E	--

REFERENCE DRAWINGS

CITY OF SAN DIEGO DWG: 27281-D, 29290-D, 29310-D

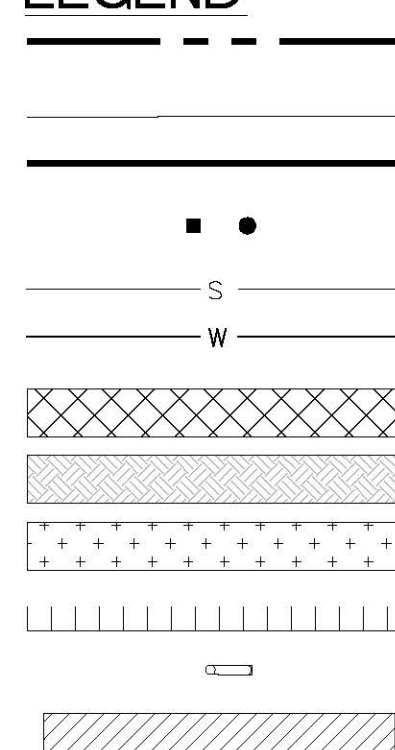
UTILITY NOTE

ALL EXISTING ON-SITE UTILITIES SERVING THE
DEVELOPMENT ARE CURRENTLY UNDERGROUND. THE ONLY
EXISTING OVERHEAD SYSTEM WITHIN THE PROJECT
BOUNDARY IS THE SDG&E TRANSMISSION LINE AND IS NOT
SUBJECT TO BEING CONVERTED TO AN UNDERGROUND
SYSTEM. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED
UNDERGROUND WITH THE APPROPRIATE PERMITS.

NOTES

- THE SUBDIVIDER SHALL RECORD A DECLARATION OF
COVENANTS AND RESERVATION OF EASEMENTS FOR THE
SHARED ACCESS EASEMENT FOR THE PROPOSED LOTS
CURRENTLY HELD BY THE SAME OWNER. THE
DECLARATION OF COVENANTS AND RESERVATION OF
EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS
EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC
ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR
ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE
BETWEEN THE PRIVATE PARTIES.
- THIS PROJECT WILL INCUR ANY INCREASE IN
STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE
AREAS.

LEGEND



PROPERTY LINE/TM BOUNDARY
EXISTING PARCEL LINE
EXISTING EASEMENT
PROPOSED PARCEL LINE
EXISTING SURVEY MONUMENT AS NOTED
PROPOSED SEWER LATERAL
PROPOSED WATER LATERAL
PROPOSED BIOFILTRATION BMP
EXISTING LANDSCAPE
PROPOSED LANDSCAPE
ABUTTER'S RIGHTS OF ACCESS
RELINQUISHED AS NOTED ON PLANS
PROPOSED ROOF DRAIN
PROPOSED NO PARKING STRIPING

PREPARED BY:

NAME: NASLAND

ADDRESS: 4740 RUFFNER ST.
SAN DIEGO, CA 92111

PROJECT ADDRESS:

770 DENNERY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

SHEET TITLE:

TENTATIVE
MAP NO. : 2005308
PTS NO. : 569517
I.O. NUMBER: 24007439

REVISION	DATE	DESCRIPTION
14:		
13:		
12:		
11:		
10:		
9:		
8:		
7:	08-31-18	
6:	07-06-18	
5:	05-10-18	
4:	04-04-18	
3:	03-30-18	
2:	01-31-18	
1:	9-18-17	

ORIGINAL DATE: 08/22/2017

SHEET 1 OF 3

DEP #

EXISTING EASEMENT
FOR PUBLIC STREETS

SCALE: 1"=30'

MAPPING NOTE

A PARCEL MAP SHALL BE FILED AT THE
COUNTY RECORDER'S OFFICE PRIOR TO THE
EXPIRATION OF THE TENTATIVE MAP. IF
APPROVED, A DETAILED PROCEDURE OF
SURVEY SHALL BE SHOWN ON THE PARCEL
MAP AND ALL PROPERTY CORNERS SHALL BE
MARKED WITH DURABLE SURVEY MONUMENTS.EXISTING
WALMART
APN
631-042-01-00
NOT A PARTPARCEL 4
(N) RETAIL A
45,308 SF
292.00 FF

PARCEL 3

(N) SHOP 2
4,500 SF
294.50 FF(N) SHOP 1
6,500 SF
294.50 FFPARCEL 1
(E) AMC THEATER
2-STORY BUILDING
74,988 SQ. FT.
295.20 FF

PARCEL 2

(N) SHOP 3
6,935 SF
297.50 FF

ALERT TO CONTRACTOR:

ALL GENERAL CONTRACTOR WORK TO BE
COMPLETED (EARTHWORK, FINAL UTILITIES,
AND FINAL GRADING) BY THE MILESTONE
DATE IN PROJECT DOCUMENTS.Civil Engineering
Surveying
Land PlanningT (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

N.E. JOB NO. 117-109.2

EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1994 AS INSTRUMENT NO. 1994-0618486 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: LOTS 16 AND 17.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1996 AS INSTRUMENT NO. 1996-0201014 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 6 AND 14.
- AN EASEMENT FOR ACCESS AND WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737459 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 3 THROUGH 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFIED RESOLUTION R-294100 - VACATING THE ACCESS AND WATER EASEMENTS LOCATED WITHIN LOTS 3, 4, 5 AND 6" RECORDED NOVEMBER 22, 2000 AS INSTRUMENT NO. 2000-0638262 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737460 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 5, 6 AND 14.
- AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0421212 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF SAN DIEGO. AFFECTS: LOTS 4, 5 AND 6.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1994 AS INSTRUMENT NO. 1994-0570340 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: LOTS: 3, 4, 5, 6, 14, 16, AND 17. NON-PLOTTABLE EASEMENT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1994 AS INSTRUMENT NO. 1994-0712121 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY. AFFECTS: LOTS: 3, 4, 5, 6, 14, 16, AND 17. LOCATION OF EASEMENT COULD NOT BE DETERMINED FROM RECORD DRAWINGS.

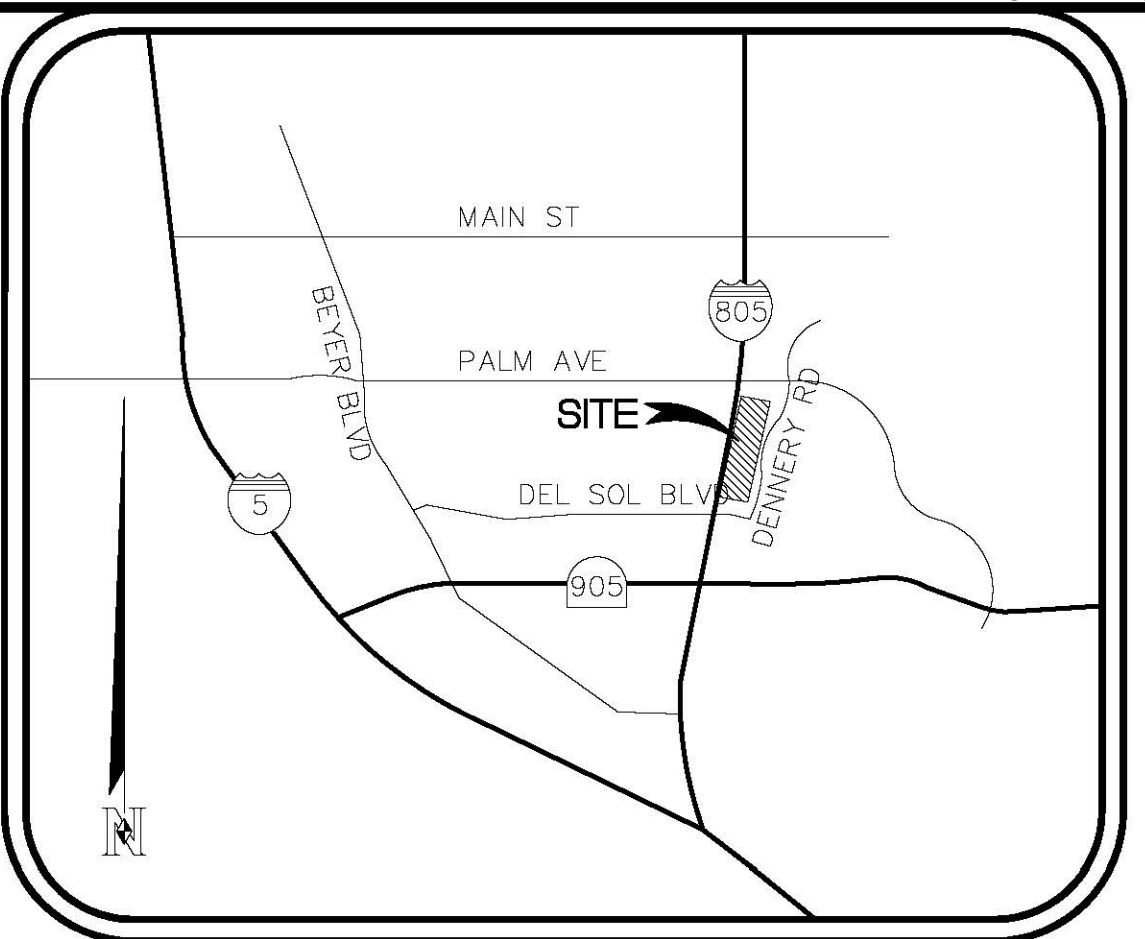
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ESTABLISHING OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS" RECORDED NOVEMBER 23, 1993 AS INSTRUMENT NO. 1993-0791987 OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF, RECORDED OCTOBER 19, 1994 AS INSTRUMENT NO. 1994-0613549, RECORDED MAY 17, 1995 AS INSTRUMENT NO. 1995-0207830, AND DOCUMENT RECORDED APRIL 1998 AS INSTRUMENT NO. 1998-0215246 OF OFFICIAL RECORDS. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

PROPOSED PARCEL	PROPOSED BUILDING SF	OCCUPANCY
PARCEL 1 (AMC THEATER)	74,988	--
PARCEL 2 (SHOP 3)	6,935	M
PARCEL 3 (SHOPS 1 & 2)	11,000	M
PARCEL 4 (RETAIL A)	45,308	M
PARCEL 5 (PAD A)	4,801	A-2
PARCEL 6 (PAD B)	5,000	M & A-2

PARKING
REQUIREMENTSAPPLICATION IS BEING SUBMITTED FOR
SHARED PARKING APPROVAL
PURSUANT TO §142.0545 SHARED
PARKING REQUIREMENTS. SEE
SHARED PARKING ANALYSIS
INCLUDED WITH THE SUBMITTAL
APPLICATION BASED ON THE SHARED
PARKING FORMULA (142.0545B) AND
ITS ASSOCIATED TABLES (TABLES
142-05I AND 142-05J)PLAN DATE IDENTIFIER
DATE OF LAST CHANGE TO THIS PLAN
DATE OF THIS PLAN
08/30/2018SITE VICINITY MAP
NO SCALE

SCALE 1"=40'

TOTAL SITE: 17.52 ACRES
TOTAL AREA DISTURBED: 7.99 ACRES



SITE VICINITY MAP

NO SCALE

LEGEND

PROPERTY LINE/™ BOUNDARY	SYMBOL
EXISTING SURVEY MONUMENTS AS NOTED	
LIMITS OF GRADING	
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING GAS LINE	
EXISTING STORM DRAIN LINE	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN LINE	
BIOFILTRATION BMP	
EXISTING LANDSCAPE	
PROPOSED LANDSCAPE	
EXISTING BUILDING	(E)
PROPOSED BUILDING	(N)
PROPOSED ROOF DRAIN	

GENERAL NOTES

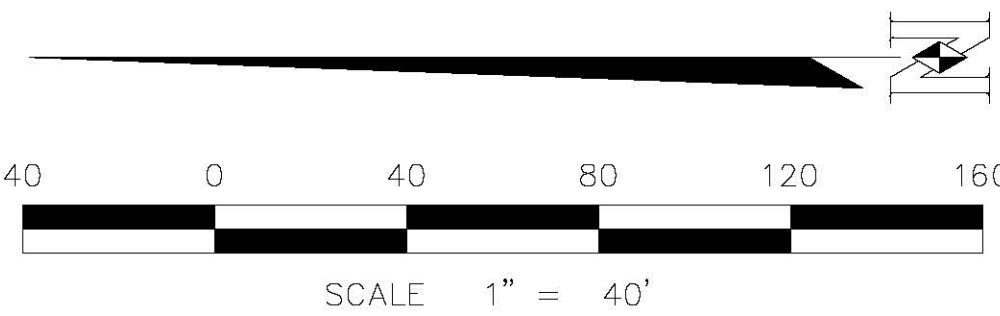
1. TOTAL AMOUNT OF SITE TO BE GRADED: 7.99 ACRES
2. PERCENT OF TOTAL SITE GRADED: 46. %
3. AMOUNT OF CUT: 4500 CUBIC YARDS
4. MAXIMUM DEPTH OF CUT: 9.5 FEET
5. AMOUNT OF FILL: 4000 CUBIC YARDS
6. MAXIMUM DEPTH OF FILL: 5.0 FEET
7. MAXIMUM HEIGHT OF FILL SLOPE(S): 3.0 FEET; 2:1 SLOPE RATIO
8. MAXIMUM HEIGHT OF CUT SLOPE(S): 5.0 FEET; 2:1 SLOPE RATIO
9. AMOUNT OF IMPORT SOIL: 4700 CUBIC YARDS
10. AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS
11. RETAINING/ORIB WALLS:
 - HOW MANY: 4
 - LENGTH: 350 FEET
 - MAXIMUM HEIGHT: 9.5 FEET
12. GROSS AREA: 17.52 ACRES; NET AREA: 17.52 ACRES
13. TOTAL NUMBER OF EXISTING LOTS: 7
14. TOTAL NUMBER OF PROPOSED LOTS: 6
15. LAMBERT COORDINATES: 150-1755
16. NAD 83 COORDINATES: 1790-6316
17. AERIAL TOPOGRAPHY:
 - SAN-LO AERIAL SURVEYS
 - DATE FLOWN: MAY 18, 2017
18. FIELD TOPOGRAPHIC SURVEY:
 - NASLAND ENGINEERING
 - DATE SURVEYED: MAY 11, 2017 - MAY 31, 2017
19. BENCHMARK: TOP OF BRASS DISC STAMPED "805-PALM" AT SOUTHEAST CORNER OF SOUTHBOUND ON RAMP AT INTERSECTION OF PALM AND INTERSECTION 805.
 - ELEVATION: 241.099 M.S.L.
20. THE BASIS OF BEARING FOR THIS PROJECT IS A POTION OF THE SOUTHERLY LINE OF LOT 3 PER MAP 13071.
21. SERVICES AND UTILITIES:
 - WATER, SEWER, FIRE, AND POLICE: CITY OF SAN DIEGO
 - GAS AND ELECTRIC: SDG&E
 - TELEPHONE: _____
22. ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
23. PROPOSED UTILITIES WILL BE UNDERGROUND, NO EXISTING OVERHEAD UTILITIES ONSITE.
24. ALL PROPOSED SITE DRAINAGE WILL BE CONVEYED THROUGH BIOTRANSFORMATION BMPs AND DISCHARGED INTO THE EXISTING 42" RCP DRAINAGE.
25. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE.

REFERENCE DRAWINGS

CITY OF SAN DIEGO DWG:
27249-D, 27281-D, 27756-D,
29290-D, 29310-D

EXISTING CONDITIONS

- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1994 AS INSTRUMENT NO. 1994-0518485 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: LOTS 16 AND 17.
- ② AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1996 AS INSTRUMENT NO. 1996-0201014 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 6 AND 14.
- ③ AN EASEMENT FOR ACCESS AND WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1999 AS INSTRUMENT NO. 1999-0737460 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 3 THROUGH 6, THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFIED RESOLUTION NO. 19100 - VACATING THE ACCESS AND WATER EASEMENT(S) LOCATED WITHIN LOTS 3, 4, 5 AND 6" RECORDED NOVEMBER 22, 2000 AS INSTRUMENT NO. 2000-0638262 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1994 AS INSTRUMENT NO. 1999-0737460 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 5, 6 AND 14.
- ⑤ AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0421212 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN DIEGO. AFFECTS: LOTS 4, 5 AND 6.
- ⑥ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1994 AS INSTRUMENT NO. 1994-0570340 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: LOTS 3, 4, 5, 6, 14, 16 AND 17. NON-PLOTTABLE EASEMENT
- ⑦ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1994 AS INSTRUMENT NO. 1994-0712167 OF OFFICIAL RECORDS, IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY. AFFECTS: LOTS 3, 4, 5, 6, 14, 16 AND 17. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ⑧ THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ESTABLISHING OF PLATTED EASEMENT(S)" RECORDED NOVEMBER 22, 1994 AS INSTRUMENT NO. 1999-0719197 OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF: RECORDED OCTOBER 19, 1994 AS INSTRUMENT NO. 1994-0612349, RECORDED MAY 19, 1995 AS INSTRUMENT NO. 1995-0270129, AND DOCUMENT RECORDED APRIL 1998 AS INSTRUMENT NO. 1998-0215246 OF OFFICIAL RECORDS. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.



PREPARED BY:

NAME: NASLAND

ADDRESS: 4740 RUFFNER ST
SAN DIEGO, CA 92111

PROJECT ADDRESS:
770 DENNERY ROAD,
SAN DIEGO, CA 92154

PROJECT NAME:

THE SHOPS AT AMC
PALM PROMENADE

SHEET TITLE:

TENTATIVE
MAP No. : 2005308
PTS No. : 569517
I.O. NUMBER: 24007439

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: 08-31-18 _____
 REVISION 6: 07-06-18 _____
 REVISION 5: 05-10-18 _____
 REVISION 4: 04-04-18 _____
 REVISION 3: 03-30-18 _____
 REVISION 2: 01-31-18 _____
 REVISION 1: 9-18-17 _____

ORIGINAL DATE: 08/22/2017

SHEET 2 OF 3

DEP # _____



**Civil Engineering
Surveying
Land Planning**

**T (858) 292-7770
4740 Ruffner Street
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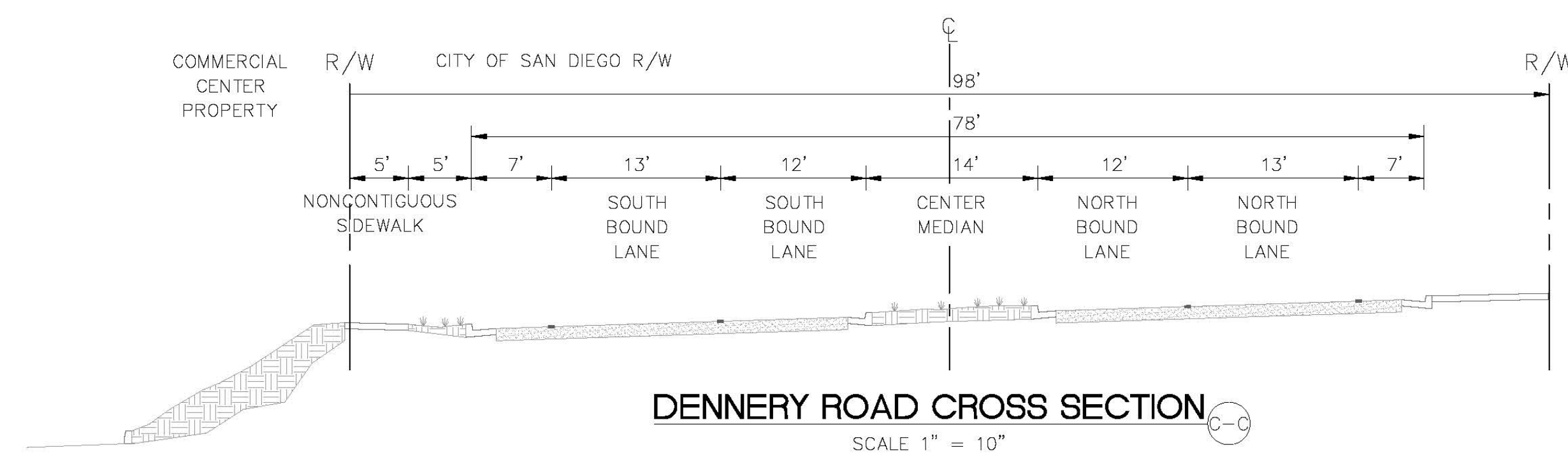
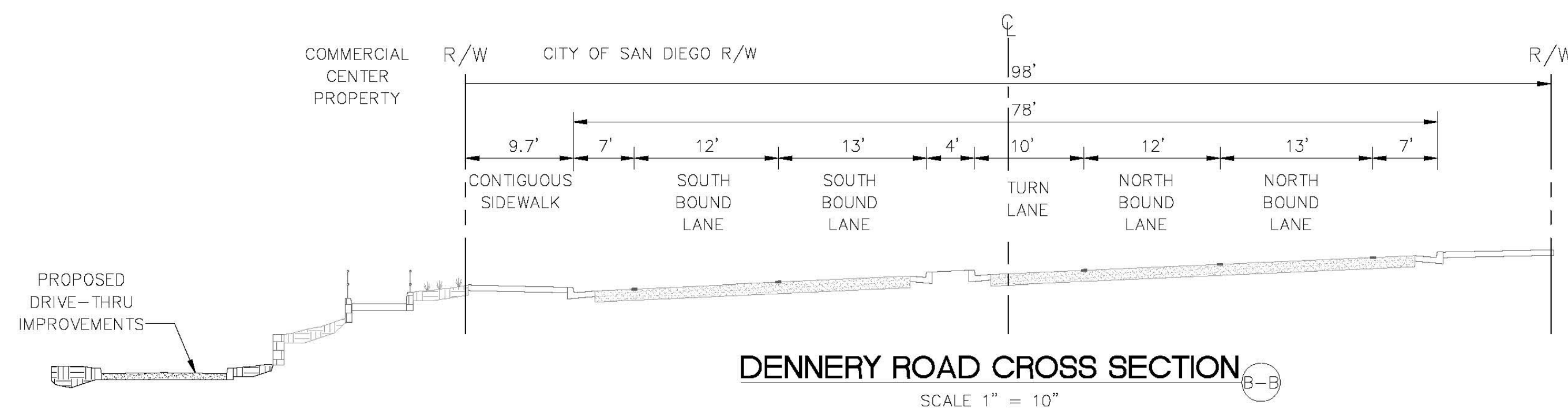
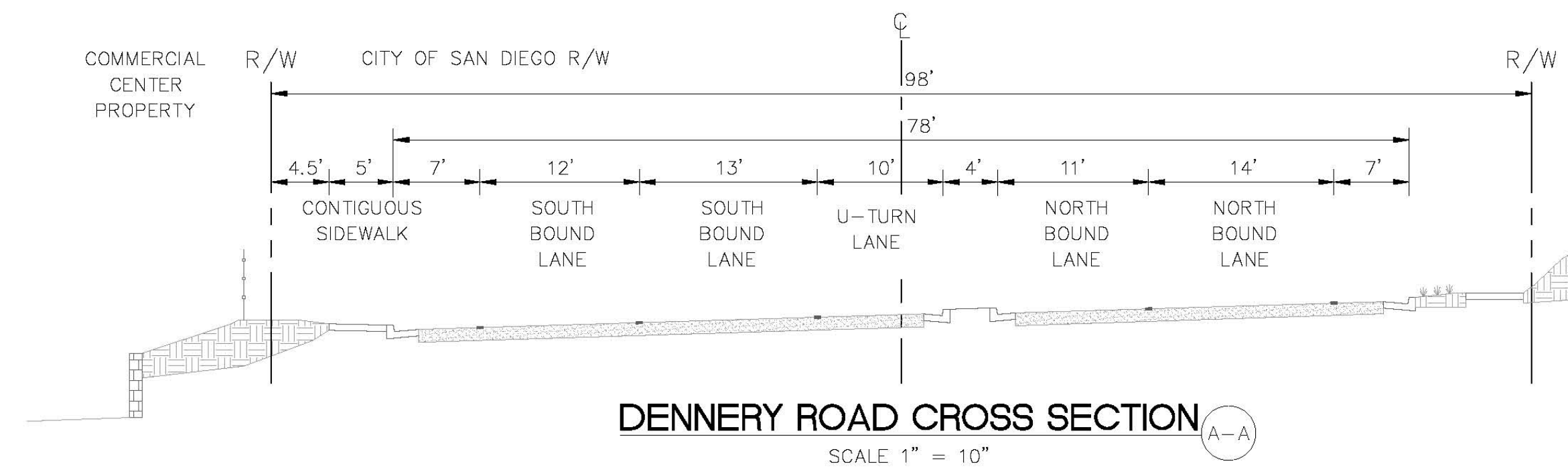
4740 Ruffner Street

San Diego, CA 92111

8 No. 117-109.2

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CROSS SECTIONS



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ORIGINAL DATE: 08/22/2017

SHEET 3 OF 3

DEP # _____