



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 18, 2016 **REPORT NO.** PC-16-016

ATTENTION: Planning Commission, Agenda of February 25, 2016

SUBJECT: JACKIE ROBINSON YMCA; PROJECT NO. 402960;
PROCESS 4

**OWNER/
APPLICANT:** YMCA of San Diego County, a California Nonprofit Corporation

SUMMARY

Issue: Should the Planning Commission approve the demolition of the existing YMCA and the construction of a new Jackie Robinson YMCA recreational facility located at 151 YMCA Way within the Mountain View neighborhood of the Southeastern San Diego Community Planning area and the Central Imperial 2 Redevelopment Project area?

Staff Recommendation:

1. **APPROVE** Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027, and **ADOPT** the Mitigation Monitoring and Reporting Program;
2. **APPROVE** Conditional Use Permit No. 1412702,
3. **APPROVE** Planned Development Permit No. 1412703, and
4. **APPROVE** Site Development Permit No. 1412704.

Community Planning Group Recommendation: On January 11, 2016, the Southeastern San Diego Planning Group voted 8-0-0 to recommend approval of the project with no conditions (Attachment 16).

Civic San Diego Recommendation: The project site is located within the Central Imperial 2 Redevelopment Project area. Civic San Diego provides comments on projects within this redevelopment area. Civic San Diego determined that the proposed project meets the goals of the Central Imperial Redevelopment Plan and it implements their Imperial Avenue Corridor Master Plan. Civic San Diego is in support of the revitalization

of this community facility, which will provide expanded recreational opportunities to improve the health and wellness of the members of the Southeastern San Diego community.

Environmental Review: Addendum No. 402960 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The site contains a total of 8.4 acres and is located at 151 YMCA Way. Approximately 6.19 acres of the site are within the City of San Diego jurisdiction and the remaining 2.21 acres of the site, located on the western side of YMCA Way, are located within the County of San Diego. The Southeastern San Diego Community Plan designates the 6.19 acre site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acre of the site are designated as Residential use at 15-30 dwelling units per acre (du/ac). The site is located in the MF-2000 zone of the Southeastern San Diego Planned District and development on the site is regulated by Conditional Use Permit (CUP) No. 89-0874 and Southeastern San Diego (SESD) Development Permit No. 98-0692.

The project proposes the demolition of the existing Jackie Robinson YMCA and the construction of a new Jackie Robinson YMCA recreational facility on the 8.4 acre site. The proposed development on the 2.21 acre portion of the site is concurrently being processed through the County of San Diego as an accessory use to the YMCA. A Housing Trust Fund (HTF) impact fee as a *non-residential* development is required for this project and is due at the time of building permit issuance. In addition, a Development Impact Fee (DIF) is required at building permit issuance based on increased square footage over what currently exists on the site.

BACKGROUND

The project site is located at 151 YMCA Way (Attachment 1), north of Imperial Avenue (Attachment 2), in the MF-2000 zone of the Southeastern San Diego Planned District (Attachment 3) within the Southeastern San Diego Community Plan (Attachment 4), and the Central Imperial 2 Redevelopment Project area. The community plan designates the approximately 6.19 acres of the site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acres of the site are designated as Residential use at 15-30 du/ac.

The site contains a total of 8.4 acres, of which approximately 6.19 acres of the site is within the City of San Diego's jurisdiction and remaining 2.21 acres of the site is located within the County of San Diego (Attachment 5). The City/County boundary line runs down the center of the public right-of-way along YMCA Way. A portion of the right-of-way south of Chollas Creek from the entrance of the YMCA to Imperial Avenue is improved; however, the remaining portions of the ROW north of the entrance of the YMCA have been left unimproved.

On March 29, 1961, CUP No. 3865 was approved by the Planning Commission for the original YMCA development on the site (Attachment 6). On August 2, 1967, the Planning Commission approved an amendment to CUP No. 3865 to construct a bathhouse, swimming pool and wading pool, and on September 16, 1970, a second amendment was approved for the construction of a multi-purpose room (Attachment 7). On April 4, 1991, CUP No. 89-0874, an amendment of CUP No. 3865, was granted by the Planning Commission to construct outdoor recreational amenities to the existing YMCA (Attachment 8). On September 2, 1998, the Hearing Officer granted Southeastern San Diego (SESD) Development Permit No. 98-0692 to change the use of a portion of the existing YMCA facility into classrooms for the San Diego Unified School District to be used for the education of primary, elementary, junior and senior high school students (Attachment 9).

The topography of the site is relatively flat and slopes gently upward from 68 feet above mean sea level (AMSL) in the southwestern corner to 102 feet AMSL in the northeastern corner of the site. The channelized south branch of Chollas Creek occurs along the northern edge of the site and parallel to the western boundary of the site, between Interstate 805 to the northeast and Imperial Avenue to the southwest. An elevated berm, with concrete facing, lines the southern and eastern bank of the creek between the creek bed and the YMCA site. Due to the site's location relative to Chollas Creek, the site contains Environmentally Sensitive Lands (ESL) in the form of sensitive vegetation (wetlands) and a 100 year floodway. The Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map (FIRM) identifies the 100 year floodway within the Chollas Creek area, and the remaining portions of the site are located within the 500 year floodplain (Attachment 10). The site is not located within or adjacent to the City's Multiple Planning Habitat Area (MHPA).

Adjacent land uses to the south of the project site include residential, commercial, and a church; land uses to the west include the channelized south branch of Chollas Creek and the Greenwood Memorial Park and Mortuary; and land uses to the north and east include the concrete-lined channel of Chollas Creek, disturbed and developed land, and Interstate 805.

DISCUSSION

Project Description:

The project proposes the demolition of the existing YMCA and the construction of a new Jackie Robinson YMCA recreational facility, which includes new sports courts and fields, parking and other accessory uses, and a total of 60,550 square feet of new building area on the 8.4 acre site. The proposed development on the 2.21 acre portion of the site is concurrently being processed

through the County of San Diego as an accessory use to the YMCA. The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed facility will be constructed in two phases. Phase 1 will demolish the existing recreational building, gymnasium, miscellaneous sheds, and two swimming pools to allow for the construction of a 44,030 square foot two-story, multi-use recreational building. Phase 2 will demolish the miscellaneous structures serving the recreational fields and construct the following: a 12,604 square foot pool enclosure; a 1,809 square foot pool equipment building; a 1,280 square foot two-story concessions building; a 424 square foot gym storage building; a 201 square foot field storage building; and a 201 square foot pool storage building. Phase 2 would also include construction of new outdoor ball fields, a new outdoor soccer arena and a new outdoor splash pad, in the same location as the current facilities. The completed facility would provide a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space. The following table provides a comparison of the proposed project to the existing YMCA facility onsite:

Use	Existing Square Feet	Proposed (Square Feet)	Change (Square Feet)
Building	28,737	44,030	+15,293
Pool / pool enclosure	2,986	12,604	+9,618
Pool equipment building		1,809	+1,809
Two-story concessions building		1,280	+1,280
Gym storage building		424	+424
Field storage building		201	+201
Pool storage building		202	+202
Total	31,723	60,550	+28,845

The proposed facility will provide a total of 222 onsite parking spaces, which includes 11 accessible spaces, 6 motorcycle spaces, 16 bicycle spaces (racks), and 2 lockable bicycle enclosures. The project site will be landscaped with a variety of street trees, ornamental shrubs, traditional shrubs, vines, groundcover, artificial turf and a native plant garden. A fenced and landscaped public trail will be constructed parallel to the southern/eastern bank of Chollas Creek, to connect with the planned regional trail system envisioned in the Chollas Creek Enhancement Program (CCEP). The vehicular area will utilize photovoltaic (solar) panels located within the parking areas, which would deliver power to the new facilities in addition to providing shade to the parking lot area. The structures will also provide nighttime lighting, to assist in parking lot security.

The proposed facility does not include any modifications and/or impacts to the existing elevated

berm along Chollas Creek, which buffers the main portion of the site from the ESL. In addition, the proposed structures and improvements on site are located outside of the floodway and include the required buffer distances from the ESL. The proposed development will not preclude the future implementation of the CCEP.

Development of the proposed project requires a Process Three Site Development Permit (SDP) for development within the Southeastern San Diego Planned District in accordance with San Diego Municipal Code (SDMC) 1519.0202(a), to amend SESD Development Permit No. 98-0692, and for development on a site that contains ESL; a Process Four CUP to amend CUP No. 89-0874 for privately operated recreational facility over 40,000 square feet in size in accordance with SDMC 126.0113(c); and a Process Four Planned Development Permit (PDP) for deviations from the applicable development regulation. Because the project qualifies as a sustainable building project, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Deviations - the project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. The following are the code sections and justification for the deviations:

1. Exterior Refuse and Recyclable Materials Storage: A deviation to SDMC Table 142-08C to allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area.

Justification: The YMCA has evaluated the current and future needs for the facility, and determined that the proposed 196 square foot enclosure would exceed their needs. During occupancy, approximately 76 percent of the total solid waste generated annually would be diverted from landfills with the implementation of their Solid Waste Management Plan. The City's Environmental Services Department concurs with their plan. The deviation is necessary for space efficiency. If the YMCA was required to increase the enclosure by an additional 144 square feet to meet the development regulations, it would require a reduction in parking, building area, or outdoor recreational areas.

2. Fence Regulations: A deviation to SDMC 1519.0401 to allow chain link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing.

Justification: The project proposes to maintain the existing chain link fencing around the baseball fields, along the freeway frontage and along the south property line. Vinyl-coated metal fences are proposed along the western perimeter and around the basketball court. The existing chain link fencing around the baseball fields is typically associated with and appropriate for such use, however, vinyl-coated metal fences will also be used if the existing fences along the south property line and around the baseball field are replaced. The vinyl-coated metal fences meet the intent of the regulations by providing a high-quality material and finish. In addition, most of these fences will be screened from

public view because of location, topography and/or new or proposed landscape.

3. Offsetting Planes: A deviation to SDMC 1519.0303(d)(1) to allow for a portion of the building planes along each elevation to be less than 20 percent and more than 50 percent, where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane.

Justification: The deviation is necessary for space efficiency and the unique constraints generated by the various recreational activities within the building. The proposed building has incorporated various offsetting planes, building materials, architectural projections and design elements, color patterns/areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale.

4. Sign Regulations within a Multi-Family Residential Zone: A deviation to SDMC 142.1270 to allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 Zone.

Justification: The site is located within a multi-family residential zone, which allows signs typically associated with residential development. The deviation is necessary to identify the facility within the community and to provide directional signage to the building users. The proposed wall signs are shown on the elevations with the maximum proposed dimensions, and the site plan includes various directional and ground signs throughout the facility and at the Imperial Avenue entrance.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing YMCA facility, while meeting the purpose and intent of the development regulations.

General Plan/Community Plan Analysis:

The proposed project is in conformance with the goals of the Southeastern Community Plan and the City of San Diego General Plan. The project proposes the demolition of the existing Jackie Robinson YMCA and the construction of a new Jackie Robinson YMCA recreational facility on the 8.4 acre site located in the Mountain View neighborhood of the Southeastern Community Planning area. The Southeastern San Diego Community Plan designates the 6.19-acre portion of the site located within the City of San Diego jurisdiction as an Institutional use and indicates that the subject property is a YMCA facility. The remaining 2.21-acre portion of the site located within the County of San Diego jurisdiction is designated as Residential use at 15-30 dwelling units per acre (du/ac).

The community plan describes the Jackie Robinson YMCA as a community institution, and provides policies that support enhancing existing recreational facilities and encourage working

with the YMCA to maximize availability and programming of the facility in the community. The completed facility would provide a multi-use recreational facility in the community which includes a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space. In addition, the YMCA will implement the Recreation Element policies of the Southeastern Community Plan by providing a broad range of learning and recreational programming including aquatic facilities.

The project will achieve a Leadership in LEED Silver certification, helping to implement Southeastern Community Plan policies that encourage the development of new infill buildings that take into account green building practices and sustainability and General Plan Conservation Element policies that address sustainable development.

Environmental:

The Final Central Imperial Redevelopment Plan (CIRP) Environmental Impact Report (FEIR) was certified by the City of San Diego in July 1992 (EIR SCH 90010217). There have been five amendments to the CIRP over the years. On April 28, 2009, FEIR (SCH 2005031065/199001027) for the Fifth Amendment to the CIRP was certified pursuant to Resolution No. R-304857. The project site is addressed in the FEIR as a portion of Redevelopment Activity No. 10, the Imperial Avenue Corridor Master Plan. A complete description of the CIRP and the environmental analysis can be found in the FEIR.

Based upon review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines applied. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the proposed project. Therefore, Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 was prepared in accordance with Section 15164 of the CEQA State Guidelines. No public review of this Addendum is required per CEQA.

Conclusion:

With the approval of the requested deviations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted SESD Community Plan, SDMC, and the General Plan. In addition, the project will contain sustainable building design measures and will achieve a LEED Silver certification, which will materially assist in reducing impacts associated with energy use. Furthermore, the revitalization of this community facility will provide expanded recreational opportunities for the SESD community.


ALTERNATIVES

1. **APPROVE** Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and **APPROVE** Conditional Use Permit No. 1412702, Planned Development

Permit No. 1412703, and Site Development Permit No. 1412704, **with modifications.**

2. **DENY** Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 and **DO NOT ADOPT** the Mitigation, Monitoring, and Reporting Program; and **DENY** Conditional Use Permit No. 1412702, Planned Development Permit No. 1412703, and Site Development Permit No. 1412704, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

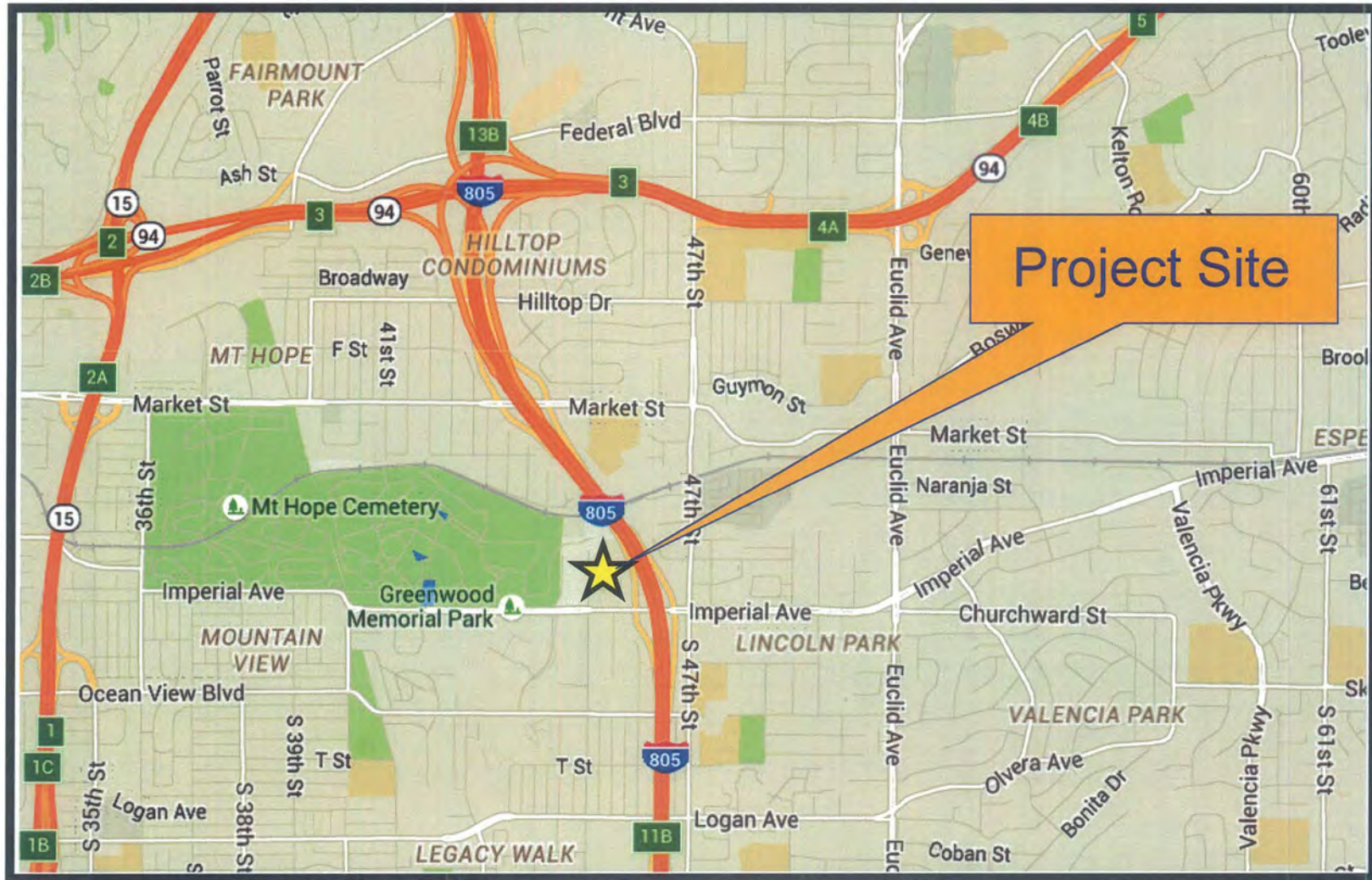
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zone Map
4. Community Plan Land Use Map
5. Municipal Boundary Map
6. CUP No. 3865
7. Amendments to CUP No. 3865
8. CUP No. 89-0874
9. SESD No. 98-0692
10. Portion of FIRM No. 06073C1903F
11. Project Data Sheet
12. Draft CUP/PDP/SDP Resolution with Findings
13. Draft CUP/PDP/SDP Permit with Conditions
14. Draft Environmental Resolution
15. Project Plans
16. Community Planning Group Recommendation
17. Ownership Disclosure Statement

Internal Order No. 24005467



Location Map

Jackie Robinson YMCA - Project No. 402960
151 YMCA Way

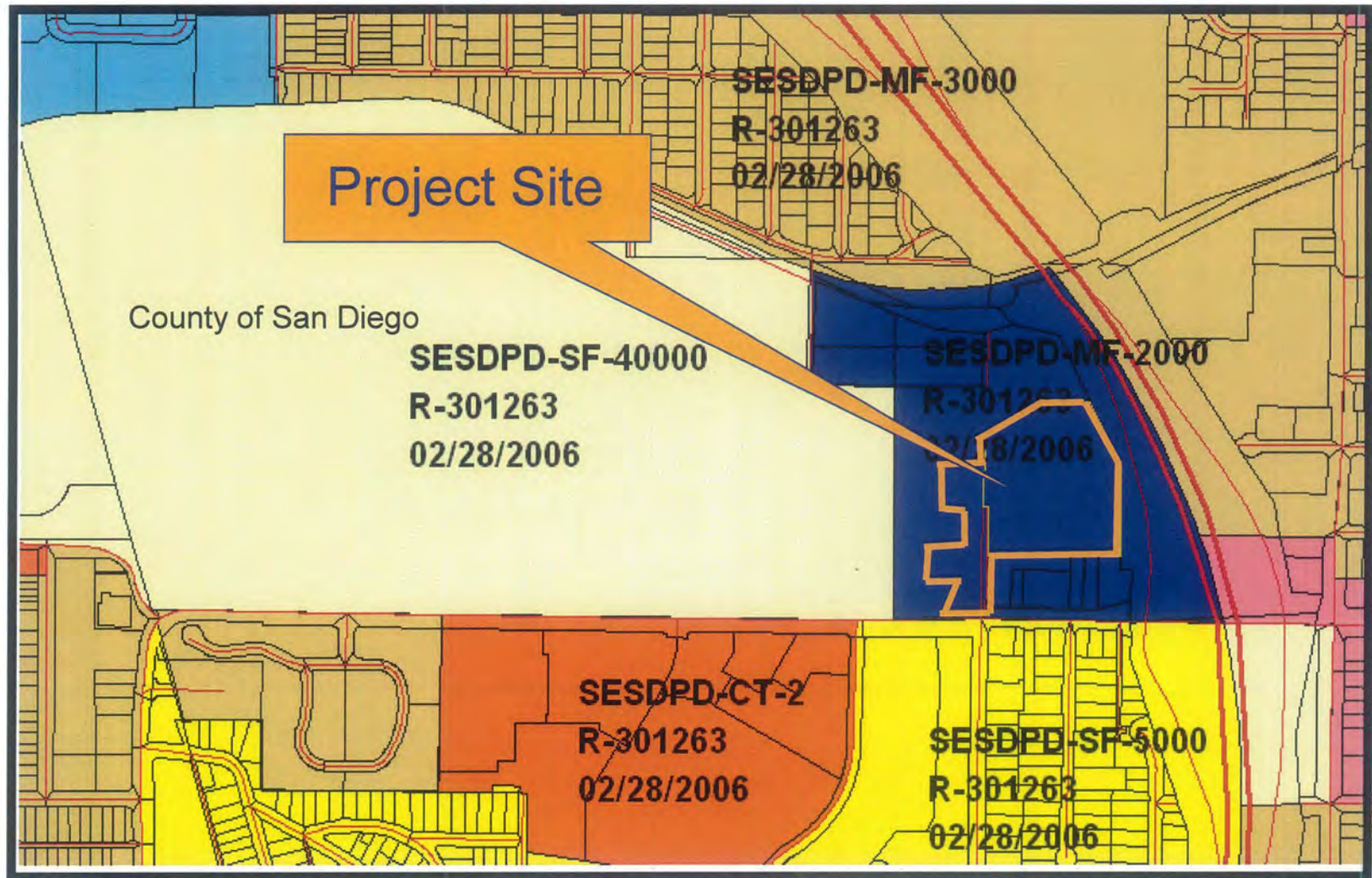




Aerial Photograph

Jackie Robinson YMCA - Project No. 402960
151 YMCA Way

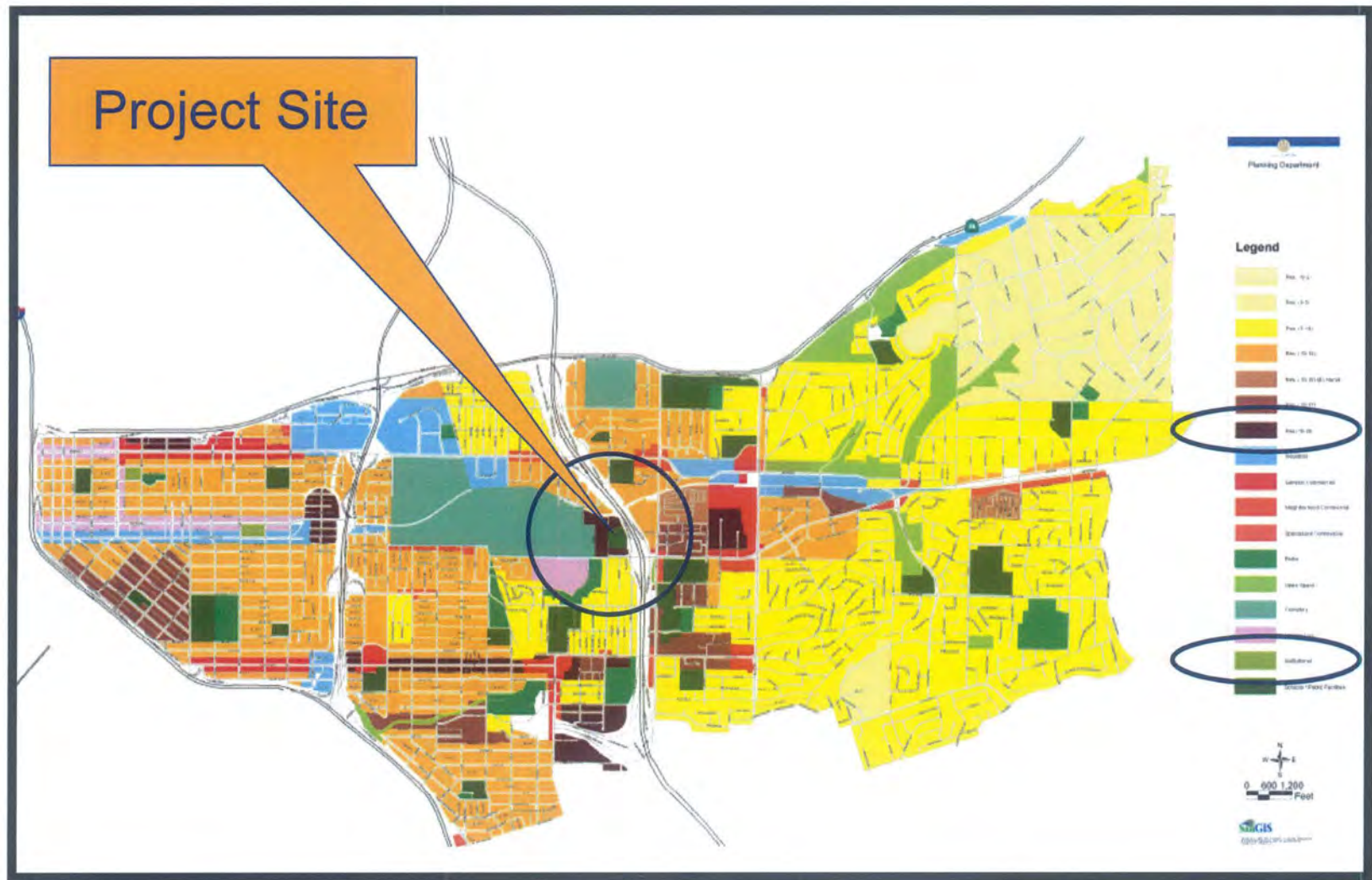




Zoning Map

Jackie Robinson YMCA - Project No. 402960
151 YMCA Way



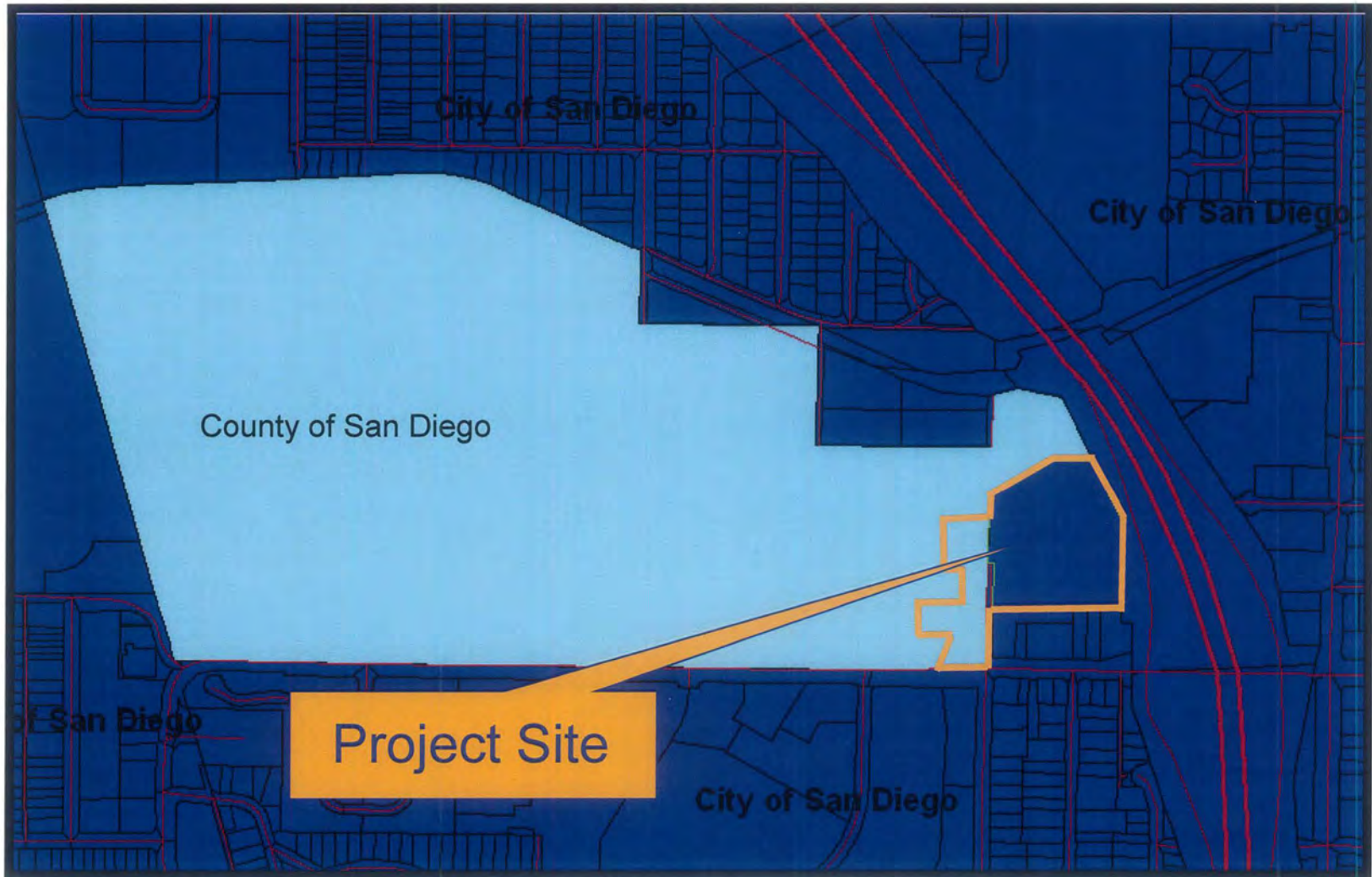


Community Land Use Map

Jackie Robinson YMCA - Project No. 402960

151 YMCA Way





Municipal Boundary Map

Jackie Robinson YMCA - Project No. 402960

151 YMCA Way



CONDITIONAL USE PERMIT - CASE NO. 3865

WHEREAS, Conditional Use Permit application No. 19878 has been considered by the Planning Commission of the City of San Diego, California, and the Planning Commission has conducted a public hearing on this request of GREENWOOD YOUTH CENTER HEADQUARTERS FOR SOUTHEAST Y.M.C.A., owner, to operate a Y.M.C.A. Youth Center Headquarters with incidental facilities and uses thereto, in a moved in, remodelled building, on 45th Street near Imperial Avenue, being a portion of the west half of Lot 44, Horton's Purchase, according to the legal description on file in the Planning Department, in the interim R-2 zone; and

WHEREAS, The Planning Commission has made the following Findings of Fact in relation thereto:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community because the use approved herein will provide a badly needed service to the young people of the neighborhood and community.
2. That such use under the circumstances of the particular case will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity because the conditions imposed herein will minimize interference with persons residing or working in the vicinity and eliminate the possibility of injury to property or improvements in the area.
3. That the proposed use will comply with the regulations and conditions specified in the Municipal Code for such use because the conditions imposed herein insure compliance.
4. That the granting of this conditional use will not adversely affect the Master Plan of the City or the adopted plan of any governmental agency because the proposed use lies in an area in which no community plan has been adopted.

NOW, THEREFORE, BE IT RESOLVED By the City Planning Commission of San Diego, California, that permission is hereby granted to GREENWOOD YOUTH CENTER HEADQUARTERS FOR SOUTHEAST Y.M.C.A., owner, to operate a Y.M.C.A. Youth Center Headquarters, as stated, at the above location, under the following conditions:

1. That prior to the issuance of any building permits, complete building plans shall be submitted to the Planning Director for approval; said plans shall be in substantial conformity with Exhibit "A" on file in the office of the Planning Department; the property shall be developed in accordance with the approved building plans except where regulations of this and other governmental agencies require deviation therefrom;
2. That prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval; said plans shall

THIS IS NOT A BUILDING PERMIT

C.U.P. No. 3865

be in substantial conformity with Exhibit "A" on file in the Planning Department; and approved planting shall be installed not later than three (2) years after occupancy.

3. That not later than three (3) years after occupancy offstreet parking shall be provided on the subject property in a ratio of not less than one parking space for each 35 square feet of seating area, or 52 spaces total. Thirty-one of these shall be provided in the locations shown on Exhibit "A". Twenty-one shall be provided on any paved play area; said play area to be connected to the driveway system shown on Exhibit "A", with a driveway having a minimum width of 16 feet; said parking spaces (except those located on a play area) shall be not less than 180 square feet in area, and each parking space shall be marked and provided with substantial wheel stops; and all driveways and parking areas shall be surfaced with not less than 2" A.C., or its equivalent;
4. That not later than three (3) years after occupancy the entire perimeter of the subject property, except at points of entry and exit, shall be fenced with a substantial chain link fence not less than six (6) feet in height, except inside the setback area where a three-foot high chain link fence shall be installed unless a variance to exceed this height is obtained from the Zoning Administrator;
5. That any flood lighting employed on the subject property shall be directed away from adjoining properties at all times;
6. That not later than three (3) years after occupancy the applicant shall dedicate for street purposes 10 and 20-foot strips along the west side of the subject property as shown on Exhibit "A";
7. That no improvements or construction of a permanent nature shall be placed within the area hatched in red on Exhibit "A" except the fencing referred to in condition 4 above;
8. That construction and operation of the proposed use shall at all times comply with the regulations and requirements of this and other governmental agencies.

That permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after it is filed on the office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

C.U.P. NO. 3865

Any conditional use permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six (6) months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

City Planning Commission
City of San Diego, California
By Ross von Metzke
Ross von Metzke
Head, Rezoning Section

DATED: March 29, 1961

FILED IN THE OFFICE OF CITY CLERK
Right of Appeal expires 10 days after
above date.

CITY of SAN DIEGO
MEMORANDUM

ATTACHMENT 7

FILE NO.: C.U.P. 3865, Amendment
DATE : August 2, 1967
TO : City Planning Commission
FROM : City Planning Department
SUBJECT: Conditional Use Permit 3865, Amendment

The Planning Department has received an application from the Southeast Branch of Y.M.C.A. to construct a bathhouse, swimming pool and wading pool on their property located on 45th Street north of Imperial Avenue.

This Y.M.C.A. was approved under Conditional Use Permit 3865 in 1961. The proposed addition, the Department believes, would be in substantial conformance with the intended use of the property and the Department therefore recommends approval of the request to construct swimming pools and bathhouse. It is recommended that the accompanying resolution which would substitute Revised Exhibit A dated August 2, 1967, be approved.


J. R. Quivey, Senior Planner

JRQ:rb

CITY of SAN DIEGO
MEMORANDUM

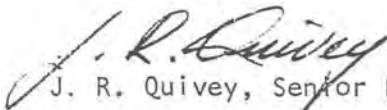
ATTACHMENT 7

FILE NO.: CUP 3865/Am
DATE : September 16, 1970
TO : City Planning Commission
FROM : City Planning Department
SUBJECT: CUP 3865 - Plot Plan Amendment for Southeast Branch YMCA, Por. Lot 44, Horton's Purchase (S.E.Y.M.C.A.)

This matter concerns a request to amend the plot plan of Conditional Use Permit 3865 which authorized the construction and operation of the Southeast Branch of the YMCA located on the east side of 45th Street north of Imperial Avenue in the R-2 zone. The Planning Commission previously approved the Conditional Use Permit in March, 1961 for a youth center building and in August of 1967 approved an amendment to the Conditional Use Permit to permit the construction of a bathhouse, swimming pool and wading pool. The YMCA is now requesting permission to construct a multipurpose room between the existing administration building and bathhouse as shown on Exhibit "A".

The Planning Department does not believe that the proposed addition of the multipurpose room would adversely affect the surrounding community and would, in fact, provide an additional facility for the community. The Department further believes that the proposed structure is similar to the existing development and would not require a public hearing on this matter.

The Planning Department therefore recommends approval of the plot plan amendment and would substitute the amendment Exhibit "A" dated September 16, 1970 as the approved plot plan.


J. R. Quivey, Senior Planner

JRA:FK:smg;mh

Recording requested by

Mail to:

City of San Diego

Planning Department

202 C Street, N.E. 4A

San Diego, CA 92101-3864

266
258
CITY OF SAN DIEGO
PLANNING DEPARTMENT
ATTACHMENT 8
COUNTY RECORDER PLEASE RECORD AS

CONDITIONAL USE PERMIT AMENDMENT NO. 89-0874
PLANNING COMMISSION

This Conditional Use Permit Amendment is granted by the Planning Commission of the City of San Diego to YMCA OF SAN DIEGO COUNTY, a Corporation, Owner/Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct outdoor recreational amenities to the existing YMCA, located at 151 South 45th Street, described as a portion of the west half of Lot 44 of the Horton's Purchase subdivision, Map No. 283, in the MF-2000 Zone.

2. The facility shall consist of the following:

- a. A 28,737-square-foot recreation structure containing administrative offices, a multipurpose room, a gymnasium, teen center, exercise room and locker room;
- b. Outdoor recreational facilities consisting of a baseball fields, wading pool, swimming pool, tennis courts with lights, basketball court, and barbeque picnic area;
- c. Parking lot improvements, perimeter improvements to include fencing and landscaping, and pool repairs.
- d. Off-street parking; and
- e. Accessory uses as may be determined incidental and approved by the Planning Commission.

3. No fewer than 117 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated April 4, 1991, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Conditional Use Permit is recorded in the office of the County Recorder.

ORIGINAL

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ATTACHMENT 8

5. 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 April 4, 1991, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.

6. A complete landscape and irrigation plan shall be submitted with a building permit issuance for outdoor improvements. The landscape and irrigation plan shall conform to City of San Diego Landscape Ordinance. This plan shall be reviewed by the Southeast Development Committee.

7. 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.

8. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510.k. of the Municipal code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.

9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

10. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Commission; 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.

11. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

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

ORIGINAL

2605

ATTACHMENT 8

13. Minimum finished floor area of the gymnasium addition shall be at 70 feet above mean sea level, or the proposed building shall be floodproofed satisfactory to the City Engineer (CUP 3865/AM).

14. The applicant shall sign a 1911 Act Covenant for any future assessment project for the improvement of 45th Street (CUP 3865/AM).

15. Any proposed new or additional fencing shall be in compliance with the Southeast Planned District Ordinance. This fencing plan shall be reviewed by the Southeast Development Committee.

16. The applicant shall have dedicated for street purposes 10- and 20-foot strips along the west side of the subject property as shown in Exhibit "A," dated March 29, 1961 (CUP 3865).

17. 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 court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.

Passed and adopted by the Planning Commission on April 4, 1991.

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PLANNING COMMISSION RESOLUTION NO. 0794-PC
GRANTING CONDITIONAL USE PERMIT NO. 89-0874
AMENDMENT TO CONDITIONAL USE PERMIT NO. 3865

WHEREAS, on April 4, 1991, the YMCA OF SAN DIEGO COUNTY, a Corporation, Owner/Permittee, filed an application to amend a Conditional Use Permit to construct an outdoor recreational amenities at 151 South 45th Street, described as a portion of the west half of Lot 44 of the Horton's Purchase subdivision, Map No. 283, in the MF-2000 Zone; and

WHEREAS, on April 4, 1991, the Planning Commission of the City of San Diego considered an amendment to Conditional Use Permit No. 3865, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego; and NOW, THEREFORE,

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

1. That the Planning Commission adopted the following written Findings, dated April 4, 1991:

- a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The Jackie Robinson YMCA and proposed additions provide a necessary and desirable service contributing to the general well being of the neighborhood and community. The Southeast San Diego Community Plan designates this property for institutional use.
- b. The proposed use, because of conditions that have been applied to it, 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 property in the vicinity. These additional outdoor recreational amenities to the existing YMCA will not be detrimental to persons residing or working in the area.
- c. The proposed use will comply with the relevant regulations in the Municipal Code. The use complies with the regulations specified in the Municipal Code for institutional uses in the MF-3000 Zone. The required Conditional Use Permit was granted in 1961 and subsequently amended as required in 1976 and 1989 and as now proposed.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

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ATTACHMENT 8

BE IT FURTHER RESOLVED that, based on the Findings herein before adopted by the Planning Commission, Conditional Use Permit Amendment No. 89-0874 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 89-0874, a copy of which is attached hereto and made a part hereof.


Robert J. Manis
Senior Planner

Adopted on: April 4, 1991

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DOC 1998-0750360

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NOV 18, 1998 2:30 PM

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES**

**AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 31.00



SPACE ABC

1998-0750360

**SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT No. 98-0692
ALBA - SKYLINE
HEARING OFFICER**

This Permit is granted by the Hearing Officer of the City of San Diego to, YMCA of San Diego County, Owner and to San Diego City Schools, Permittee pursuant to Section 103.1703 of the Municipal Code of the City of San Diego. The site is located at 151 45th Street in the MF-2000 Zone of the Southeastern San Diego Community Plan. The project site is legally described as Lot 44 of Map 283.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and Permittee to change the use of a portion of an existing YMCA, constructed under CUP 89-0874, into classrooms for the San Diego Unified School District to be used for the education of primary, elementary, junior and senior high school students described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated September 2, 1998 on file in the Office of Development Services. The facility shall include:

- a. An 950 square foot interior portion of an existing 28,737 square foot YMCA facility; and,
- b. Off-street parking facilities; and,
- c. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

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

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2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the Permit to Development Services; and
- b. The Permit is recorded in the office of the San Diego County Recorder.

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

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

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

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies.

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

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated September 2, 1998, on file in the Office of Development Services. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

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

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing

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fees, to bring a request for a new Permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the 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.

PLANNING/DESIGN REQUIREMENTS:

10. No student shall be permitted to park a motorized vehicle at the site.
11. No fewer than 117 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated September 2, 1998, on file in the Office of Development Services. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.
12. This permit shall be null and void upon loss of the lease that is in effect by San Diego Unified School District and shall not be transferable to any other party.
13. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
14. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
15. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
16. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
17. No merchandise, material or equipment shall be stored on the roof of any building.
18. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

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19. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A".

APPROVED by the City Manager of the City of San Diego on September 2, 1998.


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ALL-PURPOSE CERTIFICATE

ATTACHMENT 9

Type/Number of Document: SED/CUP 98-0692
 Date of Approval: September 2, 1998.

STATE OF CALIFORNIA



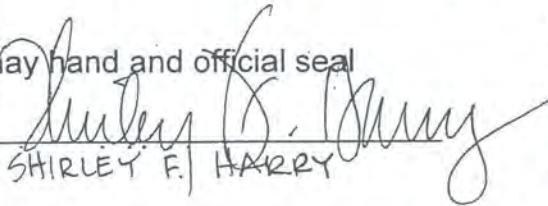
Peter R. Lynch Development Project Manager

COUNTY OF SAN DIEGO

On October 20, 1998 before me, SHIRLEY F. HARRY - (Notary Public), personally appeared Peter R. Lynch, Development Project Manager of Development Services 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



SHIRLEY F. HARRY



(Seal)

ALL-PURPOSE CERTIFICATE

OWNER(S) AND/OR PERMITTEE(S)

THE UNDERSIGNED OWNER(S) AND/OR 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 Thomas J. Calhoun
 Typed Name Thomas J. Calhoun

Signed _____
 Typed Name _____

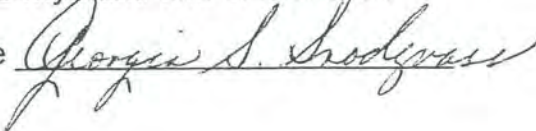
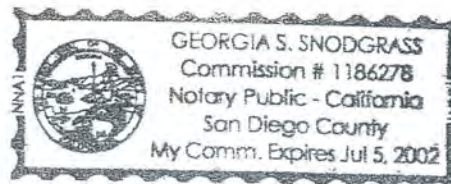
Thomas J. Calhoun
 San Diego City Schools

STATE OF CaliforniaCOUNTY OF San Diego

On September 22, 1998 before me, GEORGIA S. SNODGRASS (Name of Notary Public) personally appeared THOMAS J. CALHOUN, 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

OWNER(S) AND/OR PERMITTEE(S)

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THE UNDERSIGNED OWNER(S) AND/OR 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 RICHARD A. COLLATOTyped Name PRESIDENT/CEO YMCASigned *Richard A. Collato*

Typed Name

STATE OF CALIFORNIACOUNTY OF SAN DIEGO

On October 9, 1998 before me, Carol E Latimer (Name of Notary Public) personally appeared Richard A. Collato, 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 *Carol E Latimer*

(Seal)

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PROJECT DATA SHEET

PROJECT NAME:	Jackie Robinson YMCA; Project No. 402960	
PROJECT DESCRIPTION:	Demolition of the existing YMCA and the construction of a 60,550 square foot new Jackie Robinson YMCA recreational facility on the 8.4 acre site	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit and a Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	The 6.19 acre site is designated as an Institutional use and indicates that the subject property is a YMCA facility, and the remaining 2.21 acre of the site is designated as Residential use at 15-30 du/ac.	
ZONING INFORMATION		
ZONE: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: LOT COVERAGE: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING:	MF-2000 Zone SESDPD 30 feet (limited to 2 stories) 6,000 square feet 1.00 0.50 10 feet 5 feet 8 feet 15 feet with no alley 217 required (providing 222)	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, MF-2000 SESDPD	Chollas Creek, Disturbed and developed land, and Interstate 805
SOUTH:	Residential, MF-2000 SESDPD	Commercial, Church, and Residential
EAST:	Residential, MF-2000 SESDPD	Chollas Creek, Disturbed and developed land, and Interstate 805
WEST:	Residential, MF-2000 and SF-4000 SESDPD	Chollas Creek, and the Greenwood Memorial Park and Mortuary
DEVIATIONS OR VARIANCES REQUESTED:	Deviations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 11, 2016, the Southeastern San Diego Planning Group voted 8-0-0 to recommend approval of the project with no conditions	

PLANNING COMMISSION
 RESOLUTION NO. _____
 CONDITIONAL USE PERMIT NO. 1412702
 PLANNED DEVELOPMENT PERMIT NO. 1412703
 SITE DEVELOPMENT PERMIT NO. 1412704
JACKIE ROBINSON YMCA - PROJECT NO. 402960 [MMRP]
 AMENDMENT TO CONDITIONAL USE PERMIT NO. 89-0874 AND
 SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 98-0692

WHEREAS, YMCA OF SAN DIEGO COUNTY, a California Nonprofit Corporation, Owner and Permittee, filed an application with the City of San Diego for demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1412702, 1412703, and 1412704), on portions of a 8.4-acre site (approximately 6.19 acres is within the City of San Diego and 2.21 acres is within the County of San Diego);

WHEREAS, the project site is located at 151 YMCA Way, in the MF-2000 zone of the Southeastern San Diego Planned District (SESDPD) within the Southeastern San Diego Community planning area, the Central Imperial 2 Redevelopment Project area, and Council District 4. In addition, the project site is located in the Airport Influence Area (AIA) Review Areas 1 and 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP);

WHEREAS, the project site (6.19-acres) is legally described as: That portion of the West Half of Lot 44 of a portion of the Ex-Mission Lands of San Diego (Commonly Known as Horton's Purchase), in the City Of San Diego, County of San Diego, State of California, According to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878, described as follows: Commencing at the Southwest Corner of said Lot 44; thence along the Westerly line of said Lot 44, North 00°10' 00" West 230.00 Feet to the Southwest corner of land described in Deed to Greenwood Memorial Park, Inc., Recorded October 23, 1967 as Instrument No. 164569 of Official Records and being the true point of beginning; thence along the Southerly line of said Park's Land, being parallel with the Southerly line of said Lot 44, South 89° 08' 00" East 11.50 Feet to the Westerly Line of the Easterly 150.00 Feet of the West half of said Lot 44, being also a point on the Southerly prolongation of the Westerly line of that portion of California State Highway 11-Sd-805 (Interstate 805) as described in Deed to the State of California, Recorded July 20 , 1972 as Instrument No. 187401 of Official Records; thence along said prolongation North 00° 49' 14" East 50.00 Feet to the Southwesterly corner of said portion of said State Highway Hereinabove referred to; thence along the Westerly and Southwesterly boundary of said portion of said State Of Highway as follows: North 00° 49' 14" East 247.67 Feet to an angle point therein and North 25° 13' 22" West 268.22 Feet to the Northerly line of said Park's Land; thence along the boundary of said land as follows: South 89° 03' 46" West (Record= South 89° 55' 00" West) 179.53 Feet to an angle point therein; and South 67° 00' 00" West 244.00 Feet to the Westerly line of said Lot 44; thence along said Westerly line South 00° 10' 00" East 71.11 Feet to the true point of beginning;

WHEREAS, on February 25, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1412702, Planned Development Permit No. 1412703, and Site Development Permit No. 1412704, amendment to Conditional Use Permit No. 89-0874 and Southeastern San Diego Development Permit No. 98-0692, pursuant to the Land Development Code of the City of San Diego;
 NOW, THEREFORE

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

That the Planning Commission adopts the following written Findings, dated February 25, 2016.

FINDINGS:

I. Conditional Use Permit - Section §126.0305

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

The project site is located at 151 YMCA Way in the MF-2000 zone of the Southeastern San Diego Planned District (SESDPD) within the Southeastern San Diego Community Plan area (SESDCP), and the Central Imperial 2 Redevelopment Project (CIRP) area. The site contains a total of 8.4 acres, of which approximately 6.19 acres are within the City of San Diego and 2.21 acres are within the County of San Diego. The SESDCP designates the 6.19 acre site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acre of the site are designated as Residential use at 15-30 dwelling units per acre (du/ac). The site is regulated by Conditional Use Permit (CUP) No. 89-0874 and Southeastern San Diego (SESD) Development Permit No. 98-0692.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The proposed development on the 2.21 acre portion of the site is concurrently being processed through the County of San Diego as an accessory use to the YMCA. The project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed facility will be constructed in two phases. Phase 1 will demolish the existing recreational building, gymnasium, miscellaneous sheds, and two swimming pools to allow for the construction of a 44,030 square foot two-story, multi-use recreational building. Phase 2 will demolish the miscellaneous structures serving the recreational fields and construct the following: a 12,604 square foot pool enclosure; a 1,809 square foot pool equipment building; a 1,280 square foot two-story concessions building; a 424 square foot gym storage building; a 201 square foot field storage building; and a 201 square foot pool storage building. Phase 2 would also include construction of new outdoor ball fields, a new outdoor soccer arena and a new outdoor splash pad, in the same location as the current facilities. The completed facility would provide a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space.

A YMCA recreational facility has been on the site since 1961 and the community plan identifies the subject property as a YMCA facility. The community plan describes the Jackie Robinson YMCA as a community institution, and provides policies that support enhancing existing recreational facilities and encourage working with the YMCA to maximize availability and programming of the facility in the community. In addition, the YMCA will implement the Recreation Element policies of the Southeastern Community Plan by providing a broad range of

learning and recreational programming including aquatic facilities Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of the YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this project, and an Addendum No. 402960 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions in the previous EIR, and there is no new information of substantial importance showing that the project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined would be substantially more severe than shown in the EIR.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1412702, Planned Development Permit (PDP) No. 1412703, and Site Development Permit (SDP) No. 1412704, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project will achieve a Leadership in LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. The following are the code sections and justification for the deviations:

Exterior Refuse and Recyclable Materials Storage: A deviation to SDMC Table 142-08C to allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area.

The YMCA has evaluated the current and future needs for the facility, and determined that the proposed 196 square foot enclosure would exceed their needs. During occupancy, approximately 76 percent of the total solid waste generated annually would be diverted from landfills with the implementation of their Solid Waste Management Plan. The City's Environmental Services Department concurs with their plan. The deviation is necessary for space efficiency. If the YMCA was required to increase the enclosure by an additional 144 square feet to meet the development regulations, it would require a reduction in parking, building area, or outdoor recreational areas.

Fence Regulations: A deviation to SDMC 1519.0401 to allow chain-link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing.

The project proposes to maintain the existing chain link fencing around the baseball fields, along the freeway frontage and along the south property line. Vinyl-coated metal fences are proposed along the western perimeter and around the basketball court. The existing chain link fencing around the baseball fields is typically associated with and appropriate for such use, however, vinyl-coated metal fences will also be used if the existing fences along the south property line and around the baseball field are replaced. The vinyl-coated metal fences meet the intent of the regulations by providing a high-quality material and finish. In addition, most of these fences will be screened from public view because of location, topography and/or new or proposed landscape.

Offsetting Planes: A deviation to SDMC 1519.0303(d)(1) to allow for a portion of the building planes along each elevation to be less than 20 percent and more than 50 percent, where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane.

The deviation is necessary for space efficiency and the unique constraints generated by the various recreational activities within the building. The proposed building has incorporated various offsetting planes,, building materials, architectural projections and design elements, color patterns/ areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale.

Sign Regulations within a Multi-Family Residential Zone: A deviation to SDMC 142.1270 to allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 zone.

The site is located within a multi-family residential zone, which allows signs typically associated with residential development. The deviation is necessary to identify the facility within the community and to provide directional signage to the building users. The proposed wall signs are shown on the elevations with the maximum proposed dimensions, and the site

plan includes various directional and ground signs throughout the facility and at the Imperial Avenue entrance.

A YMCA recreational facility has been on the site since 1961, and the site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692 and the amendment to the permits are being processed in accordance with SDMC 126.0113(c). Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently use the site and achieves the revitalization of the existing YMCA facility while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

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

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. A YMCA recreational facility has been on the site since 1961 and the community plan identifies the subject property as a YMCA facility. In addition, the revitalization of this community facility will provide expanded recreational opportunities to improve the health and wellness of the members of the SESD community. Therefore, the existing and proposed use is appropriate at this location.

II. Site Development Permit - Section §126.0504

A. Findings for all Site Development Permits

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

The project site is located at 151 YMCA Way in the MF-2000 zone of the SESDPD within the SESDCP, and the CIRP area. The site contains a total of 8.4 acres, of which approximately 6.19 acres are within the City of San Diego and 2.21 acres are within the County of San Diego. The SESDCP designates the 6.19 acre site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acre of the site are designated as Residential use at 15-30 du/ac. The site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The proposed development on the 2.21 acre portion of the site is concurrently being processed through the County of San Diego as an accessory use to the YMCA. The project will achieve a LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed facility will be constructed in two phases. Phase 1 will demolish the existing recreational building, gymnasium, miscellaneous sheds, and two swimming pools to allow for the construction of a 44,030 square foot two-story, multi-use recreational building. Phase 2

will demolish the miscellaneous structures serving the recreational fields and construct the following: a 12,604 square foot pool enclosure; a 1,809 square foot pool equipment building; a 1,280 square foot two-story concessions building; a 424 square foot gym storage building; a 201 square foot field storage building; and a 201 square foot pool storage building. Phase 2 would also include construction of new outdoor ball fields, a new outdoor soccer arena and a new outdoor splash pad, in the same location as the current facilities. The completed facility would provide a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space.

A YMCA recreational facility has been on the site since 1961, and the community plan indicates that the subject property is a YMCA facility. The community plan describes the Jackie Robinson YMCA as a community institution, and provides policies that support enhancing existing recreational facilities and encourage working with the YMCA to maximize availability and programming of the facility in the community. In addition, the YMCA will implement the Recreation Element policies of the Southeastern Community Plan by providing a broad range of learning and recreational programming including aquatic facilities. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of the YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this project, and an Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions in the previous EIR, and there is no new information of substantial importance showing that the project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined would be substantially more severe than shown in the EIR.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1412702, PDP No. 1412703, and SDP No. 1412704, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project will achieve a Leadership in LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. The following are the code sections and justification for the deviations:

Exterior Refuse and Recyclable Materials Storage: A deviation to SDMC Table 142-08C to allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area.

The YMCA has evaluated the current and future needs for the facility, and determined that the proposed 196 square foot enclosure would exceed their needs. During occupancy, approximately 76 percent of the total solid waste generated annually would be diverted from landfills with the implementation of their Solid Waste Management Plan. The City's Environmental Services Department concurs with their plan. The deviation is necessary for space efficiency. If the YMCA was required to increase the enclosure by an additional 144 square feet to meet the development regulations, it would require a reduction in parking, building area, or outdoor recreational areas.

Fence Regulations: A deviation to SDMC 1519.0401 to allow chain-link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing.

The project proposes to maintain the existing chain link fencing around the baseball fields, along the freeway frontage and along the south property line. Vinyl-coated metal fences are proposed along the western perimeter and around the basketball court. The existing chain link fencing around the baseball fields is typically associated with and appropriate for such use, however, vinyl-coated metal fences will also be used if the existing fences along the south property line and around the baseball field are replaced. The vinyl-coated metal fences meet the intent of the regulations by providing a high-quality material and finish. In addition, most of these fences will be screened from public view because of location, topography and/or new or proposed landscape.

Offsetting Planes: A deviation to SDMC 1519.0303(d)(1) to allow for a portion of the building planes along each elevation to be less than 20 percent and more than 50 percent, where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane.

The deviation is necessary for space efficiency and the unique constraints generated by the various recreational activities within the building. The proposed building has incorporated various offsetting planes,, building materials, architectural projections and design elements, color patterns/ areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale.

Sign Regulations within a Multi-Family Residential Zone: A deviation to SDMC 142.1270 to allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 zone.

The site is located within a multi-family residential zone, which allows signs typically associated with residential development. The deviation is necessary to identify the facility within the community and to provide directional signage to the building users. The proposed wall signs are shown on the elevations with the maximum proposed dimensions, and the site plan includes various directional and ground signs throughout the facility and at the Imperial Avenue entrance.

A YMCA recreational facility has been on the site since 1961, and the site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692 and the amendment to the permits are being processed in accordance with SDMC 126.0113(c). Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently use the site and achieves the revitalization of the existing YMCA facility while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The topography of the site is relatively flat and slopes gently upward from 68 feet above mean sea level (AMSL) in the southwestern corner to 102 feet AMSL in the northeastern corner of the site. The channelized south branch of Chollas Creek occurs along the northern edge of the site and parallel to the western boundary of the site, between Interstate 805 to the northeast and Imperial Avenue to the southwest. An elevated berm, with concrete facing, lines the southern and eastern bank of the creek between the creek bed and the YMCA site. Due to the site's location relative to Chollas Creek, the site contains Environmentally Sensitive Lands (ESL) in the form of sensitive vegetation (wetlands) and a 100-year floodway located within the Chollas Creek area, and the remaining portions of the site are located within the 500-year floodplain. The site is not located within or adjacent to the City's Multiple Planning Habitat Area (MHPA).

The proposed redevelopment of the YMCA facility does not include any modifications and/or impacts to the existing elevated berm along Chollas Creek, which buffers the main portion of the site from the ESL. In addition, the proposed structures and improvements on the site are located outside of the floodway and include the required buffer distances from the ESL pursuant to the SDMC. The proposed development would not preclude the future implementation of the Chollas Creek Enhancement Program (CCEP); therefore, the site is physically suitable for the design and siting of the proposed development.

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

The topography of the site is relatively flat and slopes gently upward from 68 feet AMSL in the southwestern corner to 102 feet AMSL in the northeastern corner of the site. The channelized south branch of Chollas Creek occurs along the northern edge of the site and parallel to the western boundary of the site, between Interstate 805 to the northeast and Imperial Avenue to the southwest. An elevated berm, with concrete facing, lines the southern and eastern bank of the creek between the creek bed and the YMCA site. Due to the site's location relative to Chollas Creek, the site contains ESL in the form of sensitive vegetation (wetlands) and a 100-year floodway located within the Chollas Creek area, and the remaining portions of the site are located within the 500-year floodplain. The site is not located within or adjacent to the City's MHPA.

The proposed redevelopment of the YMCA facility does not include any modifications and/or impacts to the existing elevated berm along the Chollas Creek, which buffers the main portion of the site from the ESL. In addition, the proposed structures and improvements on the site are located outside of the floodway and include the required buffer distances from the ESL pursuant to the SDMC.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this site, and an Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions in the previous EIR, and there is no new information of substantial importance showing that the project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined would be substantially more severe than shown in the EIR.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts to the natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project shall comply with the development conditions in effect for the subject property as described in CUP No.

1412702, PDP No. 1412703, and SDP No. 1412704, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits.

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

The topography of the site is relatively flat and slopes gently upward from 68 feet AMSL in the southwestern corner to 102 feet AMSL in the northeastern corner of the site. The channelized south branch of Chollas Creek occurs along the northern edge of the site and parallel to the western boundary of the site, between Interstate 805 to the northeast and Imperial Avenue to the southwest. An elevated berm, with concrete facing, lines the southern and eastern bank of the creek between the creek bed and the YMCA site. Due to the site's location relative to Chollas Creek, the site contains ESL in the form of sensitive vegetation (wetlands) and a 100-year floodway located within the Chollas Creek area, and the remaining portions of the site are located within the 500-year floodplain. The site is not located within or adjacent to the City's MHPA.

The proposed redevelopment of the existing YMCA facility does not include any modifications and/or impacts to the existing elevated berm along Chollas Creek, which buffers the main portion of the site from the ESL. In addition, the proposed structures and improvements on the site are located outside of the floodway and include the required buffer distances from the ESL pursuant to the SDMC. Therefore, the proposed development has been sited and designed to prevent adverse impacts to the adjacent ESL.

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

The project site is located at 151 YMCA Way and is not located within or adjacent to the City's MHPA. The closest MHPA is located approximately 0.84 miles to the northwest of the project site.

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

The project site is located at 151 YMCA Way and is located approximately 2.5 miles from San Diego Bay. The proposed redevelopment of the existing YMCA facility does not include any modifications and/or impacts to the existing elevated berm along the Chollas Creek, which buffers the main portion of the site from the ESL. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts to the adjacent wetlands. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this project, and an Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines. The project was determined to require project specific mitigation for Noise, Transportation/Circulation, and Paleontological Resources. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

Potential impacts from noise were addressed in the CIRP FEIR and the noise impacts were analyzed for traffic, construction, stationary, exterior, and interior noise, as well as for ground-borne vibration (trolley). The CIRP FEIR concluded that for this site, impacts would be significant, requiring mitigation for exposure to traffic noise, stationary noise and exterior noise levels. The CIRP FEIR required projects incorporate mitigation measure N-1, which included the requirement that an acoustical analysis be conducted for the redevelopment activity. In conformance with measure N-1, a project specific noise impact analysis was prepared. As outlined within Addendum No. 402960, Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which addresses traffic, stationary and exterior noise impacts and will reduce the potential impacts to below a level of significance.

The CIRP EIR analyzed traffic impacts for this redevelopment site based on a net increase of 19,000 square foot of recreational facilities to the existing facility. The CIRP FEIR analyzed the following scenarios: Existing; Existing + Cumulative Projects; Existing + 2010 (Cumulative Projects) + Proposed Projects (Redevelopment Activity sites 1, and 3 through 10); 2015 Conditions (Interim Year); 2015 Conditions + Proposed Projects; 2030 Conditions (Horizon Year); and 2030 Conditions + Proposed Projects. Mitigation measures were detailed in the CIRP FEIR which would reduce some impacts to a less than significant level; however, impacts to certain roadways and intersections were found to be significant and unmitigable. Impacts to freeway operations were found to be significant and unmitigable under all scenarios. A project specific Traffic Impact Analysis (TIA) was prepared and the project was found to generate a total of approximately 891 daily trips. The FEIR estimated 784 ADT associated with this redevelopment site. When compared to the CIRP FEIR, the project would result in an increase of 107 ADT, which is due to the increased square footage of the proposed project. The total number of trips generated by the project was calculated based on the new proposed gross total increase of square foot above what currently exists.

Based upon the results of the project specific TIA, the proposed project would not result in any direct impacts to traffic. Cumulative project impacts would occur at the two intersections and project specific mitigation measures, along with the mitigation measure trigger points, estimated costs and fair-share costs for cumulative impacts associated with all redevelopment

sites within the CIRP. The project's fair-share payment will mitigate this cumulative impact; thus, the project would not result in any new significant traffic impacts; nor would there be a substantial increase in the severity of traffic impacts from those disclosed in the certified FEIR.

Paleontological resources were analyzed in the CIRP FEIR and identified the project site as being underlain by the Linda Vista Formation (moderate paleontological sensitivity) and the Bay Point Formation (high paleontological sensitivity). The site was designated as having "High Paleontological Sensitivity" and the CIRP FEIR determined that implementation of the CIRP would have the potential for significant impacts to paleontological resources. Mitigation measures were required to reduce potential impacts associated with paleontological resources to below a level of significance.

The site is partially composed of artificial fill, but the proposed grading plans identify a total of 3,500 cubic yards of cut to a maximum depth of five feet. While the depth of the earthwork does not meet the criteria for a significant impact (10 feet or greater), the project's Geotechnical Study notes that remedial excavations may reach a depth of 10 feet. Therefore, impacts would be significant. Paleontological monitoring would suffice to mitigate the impact to below a level of significance consistent with the mitigation set forth in the FEIR. Therefore, with implementation of the project-specific MMRP, potential paleontological resources impacts would be reduced to below a level of significance.

III. Planned Development Permit - Section §126.0604

A. Findings for all Planned Development Permits

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

The project site is located at 151 YMCA Way in the MF-2000 zone of the SESDPD within the SESDCP, and the CIRP area. The site contains a total of 8.4 acres, of which approximately 6.19 acres are within the City of San Diego and 2.21 acres are within the County of San Diego. The SESDCP designates the 6.19 acre site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acre of the site are designated as Residential use at 15-30 du/ac. The site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The proposed development on the 2.21 acre portion of the site is concurrently being processed through the County of San Diego as an accessory use to the YMCA. The project will achieve a LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed facility will be constructed in two phases. Phase 1 will demolish the existing recreational building, gymnasium, miscellaneous sheds, and two swimming pools to allow for the construction of a 44,030 square foot two-story, multi-use recreational building. Phase 2 will demolish the miscellaneous structures serving the recreational fields and construct the

following: a 12,604 square foot pool enclosure; a 1,809 square foot pool equipment building; a 1,280 square foot two-story concessions building; a 424 square foot gym storage building; a 201 square foot field storage building; and a 201 square foot pool storage building. Phase 2 would also include construction of new outdoor ball fields, a new outdoor soccer arena and a new outdoor splash pad, in the same location as the current facilities. The completed facility would provide a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space.

A YMCA recreational facility has been on the site since 1961 and the community plan identifies the subject property as a YMCA facility. The community plan describes the Jackie Robinson YMCA as a community institution, and provides policies that support enhancing existing recreational facilities and encourage working with the YMCA to maximize availability and programming of the facility in the community. In addition, the YMCA will implement the Recreation Element policies of the Southeastern Community Plan by providing a broad range of learning and recreational programming including aquatic facilities. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the demolition of the YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this project, and an Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions in the previous EIR, and there is no new information of substantial importance showing that the project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined would be substantially more severe than shown in the EIR.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1412702, PDP No. 1412703, and SDP No. 1412704, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

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

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project will achieve a Leadership in LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. The following are the code sections and justification for the deviations:

Exterior Refuse and Recyclable Materials Storage: A deviation to SDMC Table 142-08C to allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area.

The YMCA has evaluated the current and future needs for the facility, and determined that the proposed 196 square foot enclosure would exceed their needs. During occupancy, approximately 76 percent of the total solid waste generated annually would be diverted from landfills with the implementation of their Solid Waste Management Plan. The City's Environmental Services Department concurs with their plan. The deviation is necessary for space efficiency. If the YMCA was required to increase the enclosure by an additional 144 square feet to meet the development regulations, it would require a reduction in parking, building area, or outdoor recreational areas.

Fence Regulations: A deviation to SDMC 1519.0401 to allow chain-link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing.

The project proposes to maintain the existing chain link fencing around the baseball fields, along the freeway frontage and along the south property line. Vinyl-coated metal fences are proposed along the western perimeter and around the basketball court. The existing chain link fencing around the baseball fields is typically associated with and appropriate for such use, however, vinyl-coated metal fences will also be used if the existing fences along the south property line and around the baseball field are replaced. The vinyl-coated metal fences meet the intent of the regulations by providing a high-quality material and finish. In addition, most of these fences will be screened from public view because of location, topography and/or new or proposed landscape.

Offsetting Planes: A deviation to SDMC 1519.0303(d)(1) to allow for a portion of the building planes along each elevation to be less than 20 percent and more than 50 percent, where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane.

The deviation is necessary for space efficiency and the unique constraints generated by the various recreational activities within the building. The proposed building has incorporated various offsetting planes, building materials, architectural projections and design elements, color patterns/ areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale.

Sign Regulations within a Multi-Family Residential Zone: A deviation to SDMC 142.1270 to allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 zone.

The site is located within a multi-family residential zone, which allows signs typically associated with residential development. The deviation is necessary to identify the facility within the community and to provide directional signage to the building users. The proposed wall signs are shown on the elevations with the maximum proposed dimensions, and the site plan includes various directional and ground signs throughout the facility and at the Imperial Avenue entrance.

A YMCA recreational facility has been on the site since 1961, and the site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692 and the amendment to the permits are being processed in accordance with SDMC 126.0113(c). Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently use the site and achieves the revitalization of the existing YMCA facility while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

IV. Southeastern San Diego Planned District Section §1519.0202(c)

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The project site is located at 151 YMCA Way in the MF-2000 zone of the SESDPD within the SESDCP, and the CIRP area. The site contains a total of 8.4 acres, of which approximately 6.19 acres are within the City of San Diego and 2.21 acres are within the County of San Diego. The SESDCP designates the 6.19 acre site as Institutional use and specifically identifies the subject property as a YMCA facility, and the remaining 2.21 acre of the site are designated as Residential use at 15-30 du/ac. The site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project will achieve a LEED

Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently use the site and achieves the revitalization of the existing YMCA facility, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

A YMCA recreational facility has been on the site since 1961 and the community plan identifies the subject property as a YMCA facility. The community plan describes the Jackie Robinson YMCA as a community institution, and provides policies that support enhancing existing recreational facilities and encourage working with the YMCA to maximize availability and programming of the facility in the community. In addition, the YMCA will implement the Recreation Element policies of the Southeastern Community Plan by providing a broad range of learning and recreational programming including aquatic facilities. The project will achieve a Leadership in LEED Silver certification, helping to implement Southeastern Community Plan policies that encourage the development of new infill buildings that take into account green building practices and sustainability and General Plan Conservation Element policies that address sustainable development. Therefore, the proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, complies with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The proposed building has incorporated various offsetting planes, building materials, architectural projections and design elements, color patterns/ areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale. These design elements facilitates the building to be in architectural harmony with the surrounding residential and commercial development and community as far as practicable.

3. The proposed use, because of conditions that have been applied to it, 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 property in the vicinity; and

The project proposes the demolition of the YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The City of San Diego conducted an environmental review of this project, and an Addendum No. 402960 to EIR No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions in the previous EIR, and there is no new information of substantial importance showing that the project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined would be substantially more severe than shown in the EIR.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in CUP No. 1412702, PDP No. 1412703, and SDP No. 1412704, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The project proposes the demolition of the existing YMCA facility and the construction of a 60,550 square foot Jackie Robinson YMCA recreational facility. The project will achieve a Leadership in LEED Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for exterior refuse and recyclable materials storage, fences, offsetting planes, and signage. The following are the code sections and justification for the deviations:

Exterior Refuse and Recyclable Materials Storage: A deviation to SDMC Table 142-08C to allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area.

The YMCA has evaluated the current and future needs for the facility, and determined that the proposed 196 square foot enclosure would exceed their needs. During occupancy, approximately 76 percent of the total solid waste generated annually would be diverted from

landfills with the implementation of their Solid Waste Management Plan. The City's Environmental Services Department concurs with their plan. The deviation is necessary for space efficiency. If the YMCA was required to increase the enclosure by an additional 144 square feet to meet the development regulations, it would require a reduction in parking, building area, or outdoor recreational areas.

Fence Regulations: A deviation to SDMC 1519.0401 to allow chain-link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing.

The project proposes to maintain the existing chain link fencing around the baseball fields, along the freeway frontage and along the south property line. Vinyl-coated metal fences are proposed along the western perimeter and around the basketball court. The existing chain link fencing around the baseball fields is typically associated with and appropriate for such use, however, vinyl-coated metal fences will also be used if the existing fences along the south property line and around the baseball field are replaced. The vinyl-coated metal fences meet the intent of the regulations by providing a high-quality material and finish. In addition, most of these fences will be screened from public view because of location, topography and/or new or proposed landscape.

Offsetting Planes: A deviation to SDMC 1519.0303(d)(1) to allow for a portion of the building planes along each elevation to be less than 20 percent and more than 50 percent, where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane.

The deviation is necessary for space efficiency and the unique constraints generated by the various recreational activities within the building. The proposed building has incorporated various offsetting planes,, building materials, architectural projections and design elements, color patterns/ areas along the facades to meet the purpose and intent of the regulations to break up the visual lines of the facades and to decrease perceived bulk and scale.

Sign Regulations within a Multi-Family Residential Zone: A deviation to SDMC 142.1270 to allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 zone.

The site is located within a multi-family residential zone, which allows signs typically associated with residential development. The deviation is necessary to identify the facility within the community and to provide directional signage to the building users. The proposed wall signs are shown on the elevations with the maximum proposed dimensions, and the site plan includes various directional and ground signs throughout the facility and at the Imperial Avenue entrance.

A YMCA recreational facility has been on the site since 1961, and the site is regulated by CUP No. 89-0874 and SESD Development Permit No. 98-0692 and the amendment to the permits are being processed in accordance with SDMC 126.0113(c). Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and

the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently use the site and achieves the revitalization of the existing YMCA facility while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1412702, Planned Development Permit No. 1412703, and Site Development Permit No. 1412704, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1412702, 1412703, and 1412704, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: February 25, 2016

Internal Order No. 24005467

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005467

CONDITIONAL USE PERMIT NO. 1412702
PLANNED DEVELOPMENT PERMIT NO. 1412703
SITE DEVELOPMENT PERMIT NO. 1412704

JACKIE ROBINSON YMCA - PROJECT NO. 402960 [MMRP]
AMENDMENT TO CONDITIONAL USE PERMIT NO. 89-0874 AND
SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 98-0692

This Conditional Use Permit No. 1412702, Planned Development Permit No. 1412703, and Site Development Permit No. 1412704, amendment to Conditional Use Permit No. 89-0874 and Southeastern San Diego Development Permit No. 98-0692 is granted by the Planning Commission of the City of San Diego to YMCA OF SAN DIEGO COUNTY, a California Nonprofit Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0305, 126.0504, 126.0604, and 1519.0202. The 6.19-acre site is located at 151 YMCA Way (an additional 2.21-acres of the site is located within the County of San Diego jurisdiction for a total of 8.4-acre site). The site is located in the MF-2000 Zone of the Southeastern San Diego Planned District (SESDPD) within the Southeastern San Diego Community Planning Area, the Central Imperial 2 Redevelopment Project Area, and Council District 4. In addition, the project site is located in the Airport Influence Area (AIA) Review Areas 1 and 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP).

The 6.19-acre project site is legally described as: That portion of the West Half of Lot 44 of a portion of the Ex-Mission Lands of San Diego (Commonly Known as Horton's Purchase), in the City Of San Diego, County of San Diego, State of California, According to Map thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878, described as follows: Commencing at the Southwest Corner of said Lot 44; thence along the Westerly line of said Lot 44, North 00°10' 00" West 230.00 Feet to the Southwest corner of land described in Deed to Greenwood Memorial Park, Inc., Recorded October 23, 1967 as Instrument No.164569 of Official Records and being the true point of beginning; thence along the Southerly line of said Park's Land, being parallel with the Southerly line of said Lot 44, South 89° 08' 00" East 11.50

Feet to the Westerly Line of the Easterly 150.00 Feet of the West half of said Lot 44, being also a point on the Southerly prolongation of the Westerly line of that portion of California State Highway 11-Sd-805 (Interstate 805) as described in Deed to the State of California, Recorded July 20, 1972 as Instrument No. 187401 of Official Records; thence along said prolongation North 00° 49' 14" East 50.00 Feet to the Southwesterly corner of said portion of said State Highway Hereinabove referred to; thence along the Westerly and Southwesterly boundary of said portion of said State Of Highway as follows: North 00° 49' 14" East 247.67 Feet to an angle point therein and North 25° 13' 22" West 268.22 Feet to the Northerly line of said Park's Land; thence along the boundary of said land as follows: South 89° 03' 46" West (Record= South 89° 55' 00" West) 179.53 Feet to an angle point therein; and South 67° 00' 00" West 244.00 Feet to the Westerly line of said Lot 44; thence along said Westerly line South 00° 10' 00" East 71.11 Feet to the true point of beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish a privately operated recreational facility and construct a multi use privately operated recreational facility; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of a privately operated recreational facility and construction of a 60,550 square foot privately operated recreational facility. The facility would provide a gymnasium, fitness center, exercise rooms, locker rooms, play care facilities, teen center, inter-generational area, staff offices, kitchen, and meeting space;
- b. The project will occur in two phases. Phase 1 will demolish the existing recreational building, gymnasium, miscellaneous sheds and two swimming pools to allow for the construction of a 44,030 square foot, two-story multi-use recreational building. Phase 2 will demolish the miscellaneous structures serving the recreational fields and construct the following: a 12,604 square foot pool enclosure; a 1,809 square foot pool equipment building; a 1,280 square foot two-story concessions building; a 424 square foot gym storage building; a 201 square foot field storage building; and a 201 square foot pool storage building. Phase 2 would also include construction of outdoor ball fields, a outdoor soccer arena and an outdoor splash pad, in the same location as the current facilities;
- c. Deviations to the San Diego Municipal Code [SDMC] as follows:
 1. Exterior Refuse and Recyclable Materials Storage, SDMC Table 142-08C: To allow for 196 square feet of exterior refuse and recyclable materials storage enclosures, where the regulations require 288 square feet of enclosure area;
 2. Fence Regulations, SDMC 1519.0401: To allow chain link fencing at the perimeter of sports fields and steel mesh fencing at other specific locations where the regulations requires wrought iron/wood/masonry fencing;

3. Offsetting Planes, SDMC 1519.0303(d)(1)): To allow for a proportion of the building planes along each elevation to be less than 20 percent and more than 50 percent where the regulations require three vertical or horizontal separate planes on each elevation with each separate building plane distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane;
 4. Sign Regulations within a Multi-Family Residential Zone, SDMC 142.1270: To allow the size and location of signage as shown on the Exhibit "A," where regulations allow minimal size and type of signs within the MF-2000 zone;
- d. Landscaping (planting, irrigation and landscape related improvements);
 - e. Off-street parking;
 - f. A Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program; and
 - g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 10, 2019**.
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 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 Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027, 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 specified in Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027, 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:

Noise
Transportation/Circulation
Paleontological Resources

NOISE REQUIREMENTS (INTERIOR - OFFICE USE):

15. Prior to the issuance of the Building Permit, the Owner/Permittee shall submit an exterior to interior noise analysis to identify the appropriate sound transmission reduction measures necessary to achieve an interior noise level of 50dBA. The following noise reduction measure may include, but are not limited to:

- a. Air conditioning and mechanical ventilation system;

- b. Windows shall be double-paned glass, with a minimum of ¼-inch glazing and a 1-inch air gap, set in non-hardening glazing materials mounted in low air infiltration rate frames (0.5 cubic feet per minute [cfm] or less, per ANSI specifications), and have a minimum Sound Transmission Control (STC) rating of 39 dB;
- c. Exterior doors shall be solid core with perimeter weather stripping and threshold seals;
- d. Exterior walls shall consist of stucco or brick veneer.

ENGINEERING REQUIREMENTS:

16. 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage systems proposed for this development, as shown on the site plan, are private and public, and subject to approval by the City Engineer and the County of San Diego.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project within the County of San Diego. All grading shall conform to the requirements of the County of San Diego.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private improvements encroaching into the YMCA Way Right-of-Way, per approved Exhibit "A."

21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a permit, from the County of San Diego, for the private improvements encroaching into the YMCA Way Right-of-Way, per approved Exhibit "A."

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct current City Standard curb, gutter and sidewalk, adjacent to the site on YMCA Way per approved Exhibit "A," satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to obtain a construction permit from the County of San Diego and construct current County of San Diego Standard curb, gutter and sidewalk, adjacent to the site on YMCA Way per approved Exhibit "A."

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to obtain a construction permit from the County of San Diego and construct current

County of San Diego Standard curb, gutter and sidewalk, adjacent to the site on Imperial Avenue per approved Exhibit "A."

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp at the northeast corner of Imperial Avenue and YMCA Way with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to obtain a construction permit from the County of San Diego and construct a current County of San Diego Standard curb ramp at the northwest corner of Imperial Avenue and YMCA Way.
27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a current City Standard storm drain system, adjacent to the site on Imperial Avenue per approved Exhibit "A," satisfactory to the City Engineer.
28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct a storm drain system per current County of San Diego Standard Standards, per approved Exhibit "A," satisfactory to the County of San Diego.
29. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
30. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
31. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
32. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the County of San Diego.
33. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, 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.
34. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire

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

GEOLOGY REQUIREMENTS:

35. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

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

PARK & REC REQUIREMENTS:

37. Prior to the issuance of any construction permits, the Owner/Permittee shall place a recreation easement over Chollas Creek trail from Market Street to the Caltrans Right-of-Way.

LANDSCAPE REQUIREMENTS:

38. Prior to issuance of a grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards 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.

39. Prior to issuance of any right-of-way or improvement plan, 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.

40. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan 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.'

41. Prior to issuance of any building permit, 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.

42. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

43. 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.

44. 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.

PLANNING/DESIGN REQUIREMENTS:

45. 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.

46. Prior to issuance of building permits, the Owner/Permittee shall provide documentation that the project has been submitted to the U.S. Green Building Council for review and will achieve at least a Leadership in Energy and Environmental Design (LEED) Silver Certification. Construction documents shall note all criteria included in the design and construction of the project as identified in the LEED certification application.

47. All signs associated with this development shall be consistent with the approved Exhibit "A."

48. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

49. No fewer than 217 parking spaces (222 parking spaces provided) includes 7 accessible parking spaces (11 accessible parking spaces provided), 6 motorcycle spaces, 16 bicycle spaces (racks), and 2 lockable bicycle enclosures, shall be maintained on the property at all times in the approximate locations shown on Exhibit "A." Project shall also provide adequate parking during all phases of the project per Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

50. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond installation (including any required dedications) of a 35 foot curb radius, curb, gutter, and a 5 feet minimum width sidewalk within a 45 feet radius right-of-way cul-de-sac at the north end of YMCA Way, and a 5 feet minimum width sidewalk, curb, and gutter within a 10 feet curb to property line on the west side of YMCA Way as shown on the Exhibit "A" satisfactory to the City Engineer and the County Engineer.

51. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond installation (including any required dedications) of a 5 foot minimum width sidewalk, curb, and gutter within a 10 feet curb to property line along its frontage on Imperial Avenue as shown on the Exhibit "A" satisfactory to the City Engineer and the County Engineer.

52. Prior to issuance of any building permit, the Owner/Permittee shall pay its fair share contributions towards the Mitigation Measures identified in the Fifth Amendment to the Central Imperial Redevelopment Project Traffic Impact Analysis, as stated in the within the Addendum No. 402960 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 satisfactory to the City Engineer.

53. The rolling gate north of the YMCA Way cul-de-sac shall remain open during all YMCA hours of business to provide access to the project site satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

54. The Owner/Permittee shall provide keyed gate access to the Public Utilities Operations Branch and in a manner satisfactory to the Public Utilities Director. The City will not be responsible for any issues that may arise relative to the availability of keys.

55. Prior to issuance of any construction 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.

56. 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)[BFPDs], 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.

57. 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.

58. Prior to the issuance of any building permits, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond.

59. Prior to connecting to any existing sewer lateral, the Owner/Permittee shall assure the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.

60. All on-site water and sewer facilities shall be private.

61. 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.

62. 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.

63. 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 ONLY:

- 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 February 25, 2016 and [Approved Resolution Number].

Permit Type/PTS Approval No.: CUP No. 1412702
PDP No. 1412703
SDP No. 1412704

Date of Approval: February 25, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.

YMCA OF SAN DIEGO COUNTY,
a California Nonprofit Corporation
Owner/Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NO. _____
ADOPTED ON _____
ADDENDUM NO. 402960 TO ENVIRONMENTAL IMPACT REPORT (EIR)
NO. 106715/SCH NO. 2005031065/199001027
JACKIE ROBINSON YMCA - PROJECT NO. 402960 [MMRP]

WHEREAS, on August 17, 2015, YMCA OF SAN DIEGO COUNTY, a California Nonprofit Corporation, Owner and Permittee, submitted an application to Development Services Department for a Conditional Use Permit, Planned Development Permit, and Site Development Permit, an amendment to Conditional Use Permit No. 89-0874 and Southeastern San Diego Development Permit No. 98-0692 for the Jackie Robinson YMCA (the Project); and

WHEREAS, on April 28, 2009, the City Council of the City of San Diego adopted Resolution No. 304857, certifying the Environmental Impact Report No. 106715, SCH NO. 2005031065/19900102 for the Fifth Amendment to the Central Imperial Redevelopment Plan, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, 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; 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 Report No. 106714, SCH No. 2005031065/19900127 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 due to significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

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, none of the conditions of described in State CEQA Guidelines section 15162 have occurred or only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. 106714, SCH No. 2005031065/1990012 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 Department 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.

By: _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****SITE DEVELOPMENT PERMIT**

PROJECT NO. 402960

ADDENDUM NO. 402960 TO ENVIRONMENTAL IMPACT REPORT (EIR)

NO. 106715/SCH NO. 2005031065/199001027

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 Addendum No. 402960 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 shall be made conditions of Conditional Use Permit, Planned Development Permit, and Site Development Permit as may be further described below.

The Jackie Robinson YMCA project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified CIRP FEIR (SCH No. 2005031065/19901027) and the project-specific subsequent technical studies required. The following MMRP identifies measures those that specifically apply to this project.

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

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

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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 402960 and/or Environmental Document Number 402960, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due

to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: Not Applicable.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation 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.

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Visual Quality	Retaining Wall Verification Letter	Retaining Wall Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection

Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION

1. Prior to Issuance of the first building permit, applicant shall make a 1.16 percent fair share contribution towards the cost of the Mitigation No. 2 at 47th Street & Market Street of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to restripe the intersection to provide for a separate northbound right-turn lane and a separate eastbound right-turn lane. Traffic signal should be modified to provide for right-turn overlap phasing for these right-turns, satisfactory to the City Engineer.
2. Prior to Issuance of the first building permit, applicant shall make a 0.34 percent fair share contribution towards the cost of the Mitigation No. 4 at 47th Street & "A" Street of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to restripe southbound approach to provide for a separate left-turn lane, satisfactory to the City Engineer.
3. Prior to Issuance of the first building permit, applicant shall make a 0.90 percent fair share contribution towards the cost of the Mitigation No. 5 at Euclid Avenue & Market Street of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to provide for a separate southbound right-turn lane and an additional eastbound left-turn lane, satisfactory to the City Engineer.
4. Prior to Issuance of the first building permit, applicant shall make a 2.84 percent fair share contribution towards the cost of the Mitigation No. 6 at Imperial Avenue & 47th Street of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to provide for a separate southbound right-turn lane and associated signal modification. This improvement shall also include the installation of a second westbound right-turn lane and associated signal modification along Imperial Avenue between the Interstate-805 (I-805) northbound (NB) on-ramp and 47th Street, satisfactory to the City Engineer.
5. Prior to Issuance of the first building permit, applicant shall make a 0.11 percent fair share contribution towards the cost of the Mitigation No. 7 at Market Street (Euclid Avenue to 54th Street) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to construct the segment

to a 4-lane major classification, satisfactory to the City Engineer.

6. Prior to Issuance of the first building permit, applicant shall make a 0.66 percent fair share contribution towards the cost of the Mitigation No. 8 on Market Street (47th Street to Euclid Avenue) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to restripe Market Street to provide for a 4-lane facility with striped center medians/left turn lanes, satisfactory to the City Engineer.
7. Prior to Issuance of the first building permit, applicant shall make a 6.83 percent fair share contribution towards the cost of the Mitigation No. 9 at Imperial Avenue & I-805 southbound (SB) Ramps of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to provide for dual southbound left-turn lanes and a single southbound right-turn lane and associated signal modification, satisfactory to the City Engineer.
8. Prior to Issuance of the first building permit, applicant shall make a 0.61 percent fair share contribution towards the cost of the Mitigation No. 10 at Euclid Avenue & State Route 94 (SR-94) eastbound (EB) Ramps of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to install a continuous southbound merge lane/right turn lane along Euclid Avenue from the SR 94 EB ramp to the Hilltop Drive intersection, satisfactory to the City Engineer. This will increase merging distance for eastbound to southbound right-turn movement, thus improve merging operations at this location.
9. Prior to Issuance of the first building permit, applicant shall make a 0.79 percent fair share contribution towards the cost of the Mitigation No. 11 on Euclid Avenue (SR-94 to Market Street) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to install raised medians and coordinate traffic signals along Euclid Avenue between SR-94 eastbound ramps and Market Street, satisfactory to the City Engineer.
10. Prior to Issuance of the first building permit, applicant shall make a 0.90 percent fair share contribution towards the cost of the Mitigation No. 13 on Imperial Avenue (San Jacinto Drive to Valencia Parkway) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to construct Imperial Avenue to a 4-lane major classification, satisfactory to the City Engineer.
11. Prior to Issuance of the first building permit, applicant shall make a 2.12 percent fair share contribution towards the cost of the Mitigation No. 14 on Imperial Avenue (49th Street to Euclid Avenue) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to construct a raised median, satisfactory to the City Engineer.

12. Prior to Issuance of the first building permit, applicant shall make a 0.11 percent fair share contribution towards the cost of the Mitigation No. 15 on 47th Street (Market Street to Imperial Avenue) of the Fifth Amendment to the Central Imperial Redevelopment Plan EIR, which is to construct 47th Street to a 4-lane major classification., satisfactory to the City Engineer.

NOISE

Noi-1 Off-site Residential Use Noise Reduction: Prior to issuance of to any construction permit associated with the multi-use recreational building, outdoor splash pad, or southern parking lot the Owner/Permittee shall ensure the construction of a 6-foot-high sound attenuation barrier to ensure that daytime (7:00 a.m. to 7:00 p.m.) operational noise levels from the parking lot and Phase 1 (temporary) playground or Phase 2 splash pad do not exceed 50 dBA. The 6-foot-high sound attenuation barrier shall be located along the southern boundary of the project site (between the project site and the residences located to the south of the project site). With the installation of the 6-foot-high sound attenuation barrier, exterior noise levels would be within acceptable levels (as identified per Table 6-1 of approved Jackie Robinson YMCA Project Noise Impact Analysis, dated November 17, 2015), at the following at residential receiver locations as follows:

- a. Receiver 1 (R1) – Western Residence: 42 dBA at first story level
- b. Receiver 2 (R2) – Central Residence: 41.8 dBA at first story level
- c. Receiver 3 (R3) – Eastern Residence: 49.2 dBA at second story level

Noi-2 Noise Barrier Specifications: The following specifications regarding the design of the required sound attenuation barriers shall be included on the building/construction plans and incorporated into the building design prior to issuance of any construction permit associated with the multi-use recreational building, outdoor splash pad, or southern parking lot.

The Owner/Permittee shall ensure that the 6-foot-high sound attenuation barrier be constructed of a single, solid sound wall and shall have a height based on the finished grade of the noise source. The sound attenuation barrier shall be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks shall be filled or caulked. If wood is used, it may be tongue and groove and shall be at least one-inch thick or have a surface density of at least 3.5 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any doors or gates shall be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. Any gate(s) shall be of ¾-inch or thicker wood, solid-

sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated doorjambs.

Paleontological Resources

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been Submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist

shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored – Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a) Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b) The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

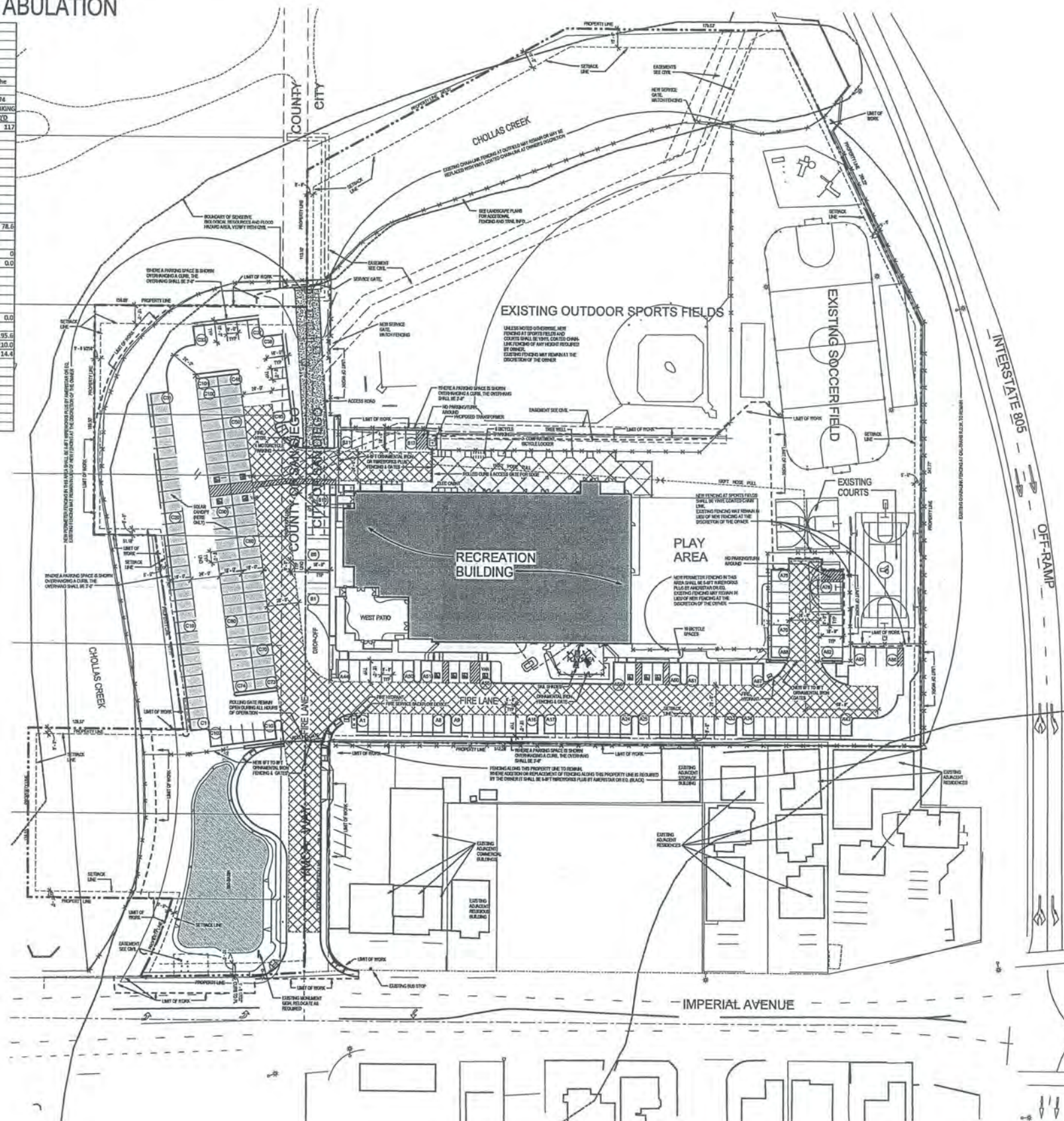
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a) The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b) If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c) If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d) The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
- IV. Night and/or Weekend Work**
- A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed:
 - a) No Discoveries – In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b) Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c) Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d) The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
 - B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.
- V. Post Construction**
- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a) For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b) Recording Sites with the San Diego Natural History Museum – The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and

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

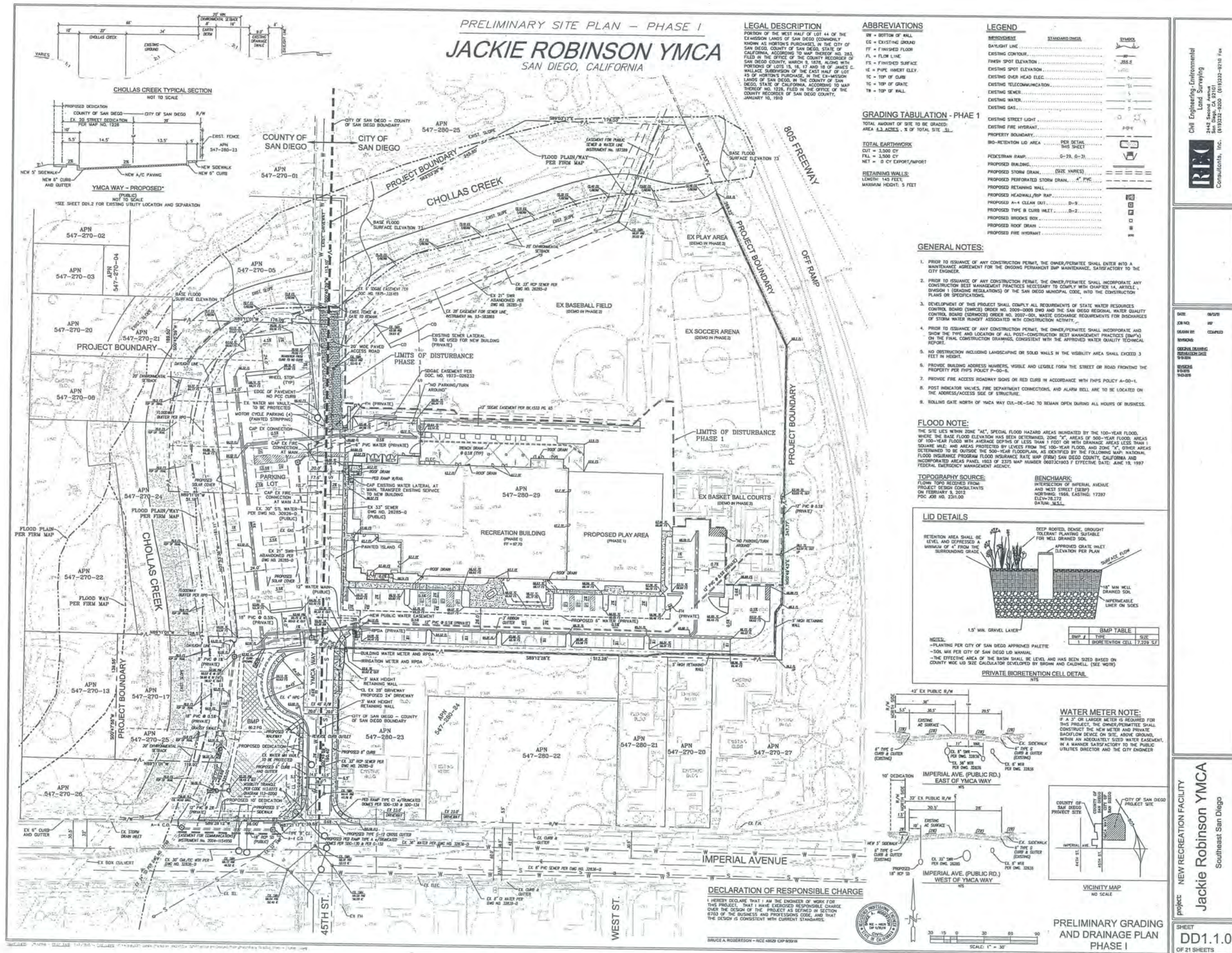
Project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA

	REQ'D	PROVIDED
Accessible spaces	7	11
Motorcycle Spaces (2% Required)	4.2	6
Bicycle Spaces (5% Required by Calgim)	10.5	16
Bicycle Spaces (2% Req'd by SDMC)	4.2	16
Lockable Bicycle Enclosure (based on 5% of employees on site)	2	3

[illegible]

FIRE
ACCESS
PLAN &
PHASE 1
SITE
PLAN

SEE ULTIMATE SITE PLAN FOR BALANCE OF INFORMATION
INCLUDING NOTES, LEGEND, VICINITY MAP, ETC

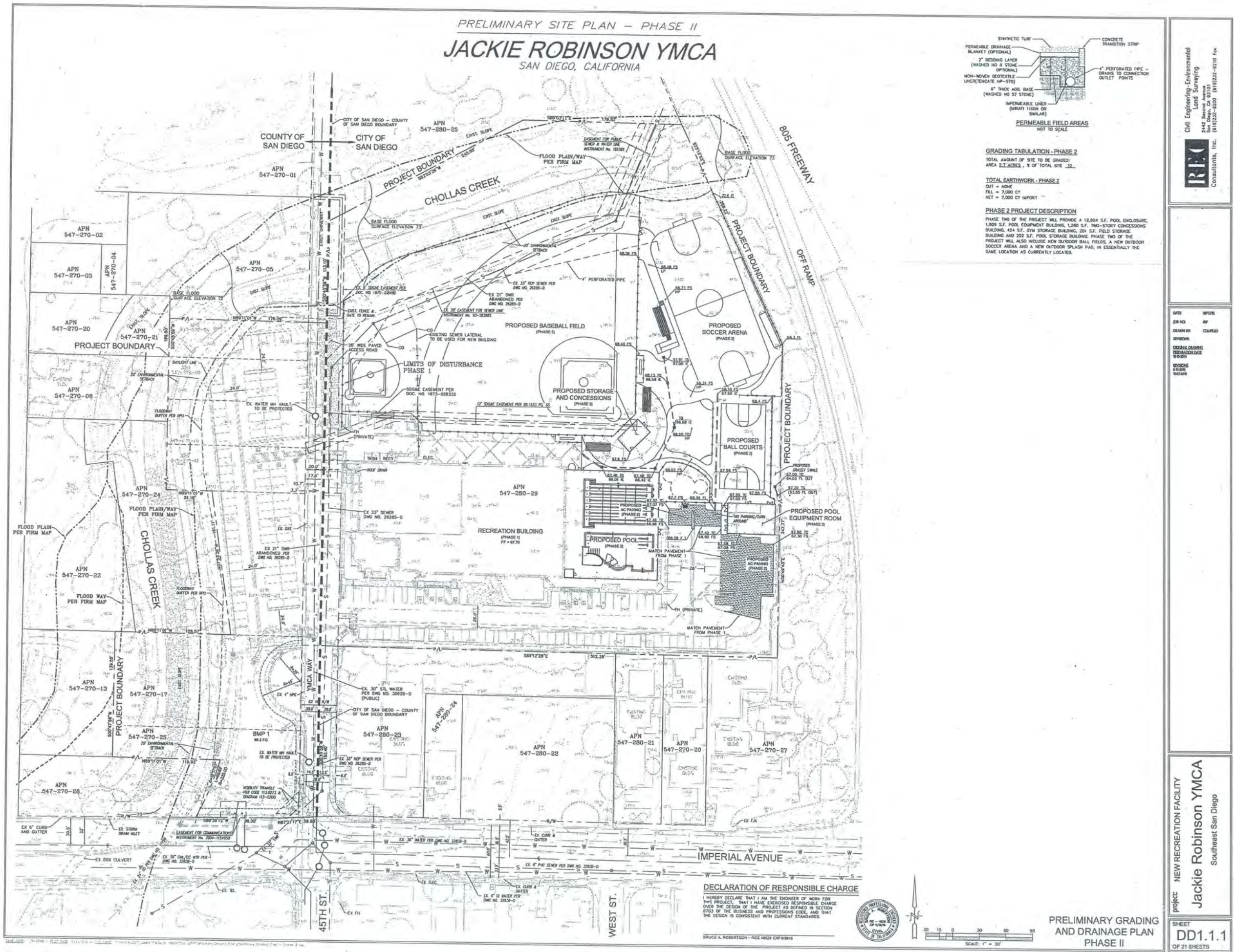


City Engineering/Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 (619) 594-2606 (619) 594-2610 fax
REC
 Consultants, Inc.

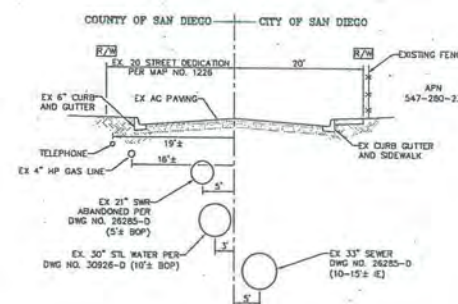
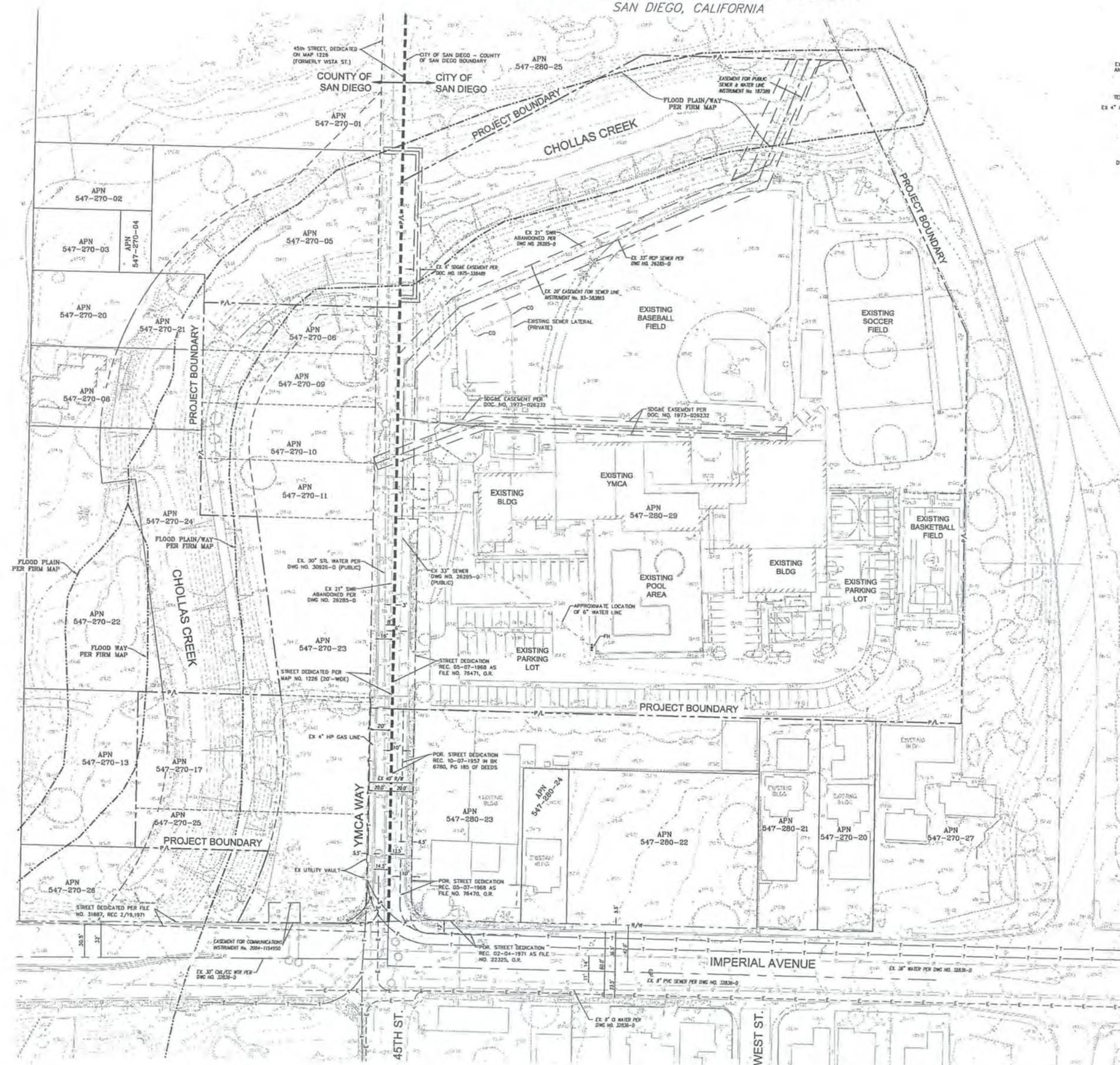
DATE: 06/07/12
 JOB NO.: 2311.00
 DRAWN BY: JAC
 CHECKED BY: JAC
 REVISIONS:
 1. 06/07/12
 2. 06/07/12

PROJECT: NEW RECREATION FACILITY
Jackie Robinson YMCA
 Southeast San Diego

SHEET
DD1.1.0
 OF 21 SHEETS



EXISTING CONDITIONS PLAN
JACKIE ROBINSON YMCA
 SAN DIEGO, CALIFORNIA



YMCA WAY - EXISTING*
 (PUBLIC)
 NOT TO SCALE
 *SEE SHEET DD1.1.0 FOR PROPOSED SURFACE IMPROVEMENTS

DECLARATION OF RESPONSIBLE CHARGE
 I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8753 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.



BRUCE A. ROBERTSON - LICENSE 10000 EXP 05/2016



SCALE: 1" = 30'

EXISTING
 CONDITIONS
 PLAN

Civil Engineering-Environmental
 Land Surveying
 2444 Camino del Rio South
 Suite 200
 San Diego, CA 92108
 (619) 235-1000 (619) 235-9210 Fax
REC
 Consultants, Inc.

DATE: 08/01/15
 FOR: REC
 DRAWN BY: CSH/MLD
 REVISIONS:
 ORIGINAL DRAWING
 REVISION 001
 9/10/2015
 EDITIONS:
 01/2016
 03/2016

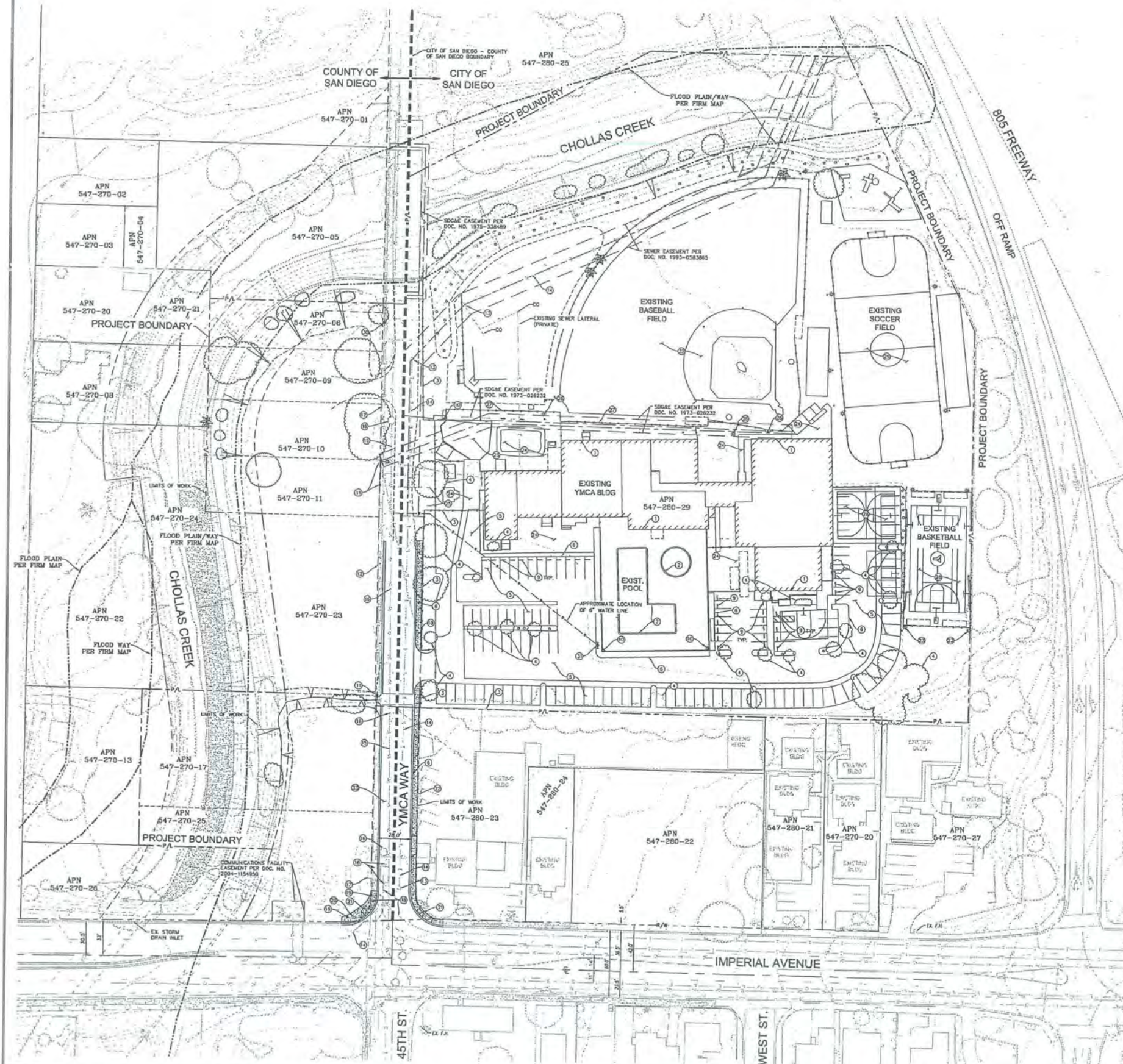
project: NEW RECREATION FACILITY
Jackie Robinson YMCA
 Southeast San Diego

SHEET
DD1.2
 OF 21 SHEETS

DEMOLITION PLAN

JACKIE ROBINSON YMCA

SAN DIEGO, CALIFORNIA



DEMOLITION NOTES:

- ① EXISTING BUILDING TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 1)
- ② EXISTING POOL TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 1)
- ③ EXISTING FENCE TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 1)
- ④ EXISTING TREE TO BE REMOVED (PHASE 1)
- ⑤ EXISTING PARKING LOT TO BE REMOVED (PHASE 1)
- ⑥ EXISTING CURB, GUTTER AND SIDEWALK TO BE REMOVED (PHASE 1)
- ⑦ EXISTING SOCCER FIELD TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 1)
- ⑧ EXISTING BASKETBALL COURT TO BE REMOVED (PHASE 1)
- ⑨ ALL EXISTING PARKING WHEEL STOPS TO BE REMOVED AND SALVAGED (PHASE 1)
- ⑩ EXISTING LIGHT POLE TO BE REMOVED AND SALVAGED (PHASE 1)
- ⑪ EXISTING POWER POLE & GUY WIRE TO BE REMOVED AND SALVAGED (PHASE 1)
- ⑫ EXISTING OVERHEAD ELECTRICAL TO BE UNDERGROUND (PHASE 1)
- ⑬ EXISTING SEWER MANHOLE TO BE PROTECTED IN PLACE
- ⑭ EXISTING SEWER MAIN TO BE PROTECTED IN PLACE
- ⑮ EXISTING WATER MAIN TO BE PROTECTED IN PLACE
- ⑯ EXISTING WATER MANHOLE, GATE VALVE, VAULT TO BE PROTECTED IN PLACE
- ⑰ EXISTING ATT CABLE BOX TO BE PROTECTED IN PLACE
- ⑱ EXISTING UNDERGROUND (ELEC. & TEL) TO BE PROTECTED IN PLACE
- ⑲ EXISTING PALL BOX TO BE PROTECTED IN PLACE
- ⑳ EXISTING TRAFFIC SIGNAL TO BE PROTECTED IN PLACE
- ㉑ EXISTING PEDESTRIAN RAMP TO BE PROTECTED IN PLACE
- ㉒ EXISTING CHAIN LINK FENCE TO BE PROTECTED IN PLACE
- ㉓ EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED AND SALVAGED (PHASE 1)
- ㉔ A.C. PAVEMENT, CONCRETE SECTION TO BE REMOVED (PHASE 1)
- ㉕ EXISTING WATER BACKFLOW PREVENTER TO BE REMOVED AND SALVAGED (PHASE 1)
- ㉖ EXISTING LIGHT POLE TO BE PROTECTED IN PLACE
- ㉗ EXISTING FENCE TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 2)
- ㉘ EXISTING BASKETBALL COURT TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 2)
- ㉙ EXISTING SOCCER FIELD TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 2)
- ㉚ EXISTING POWER POLE TO BE PROTECTED IN PLACE
- ㉛ EXISTING FIRE HYDRANT TO BE RELOCATED (PHASE 1)
- ㉜ EXISTING BASEBALL FIELD TO BE REMOVED AND DISPOSED OF OFF-SITE (PHASE 2)
- ㉝ EXISTING PAVING TO REMOVED FROM IMPERIAL AVE

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.



BRUCE A. ROBERTSON - PCE 40339 EXP 8/30/16

SCALE: 1" = 30'

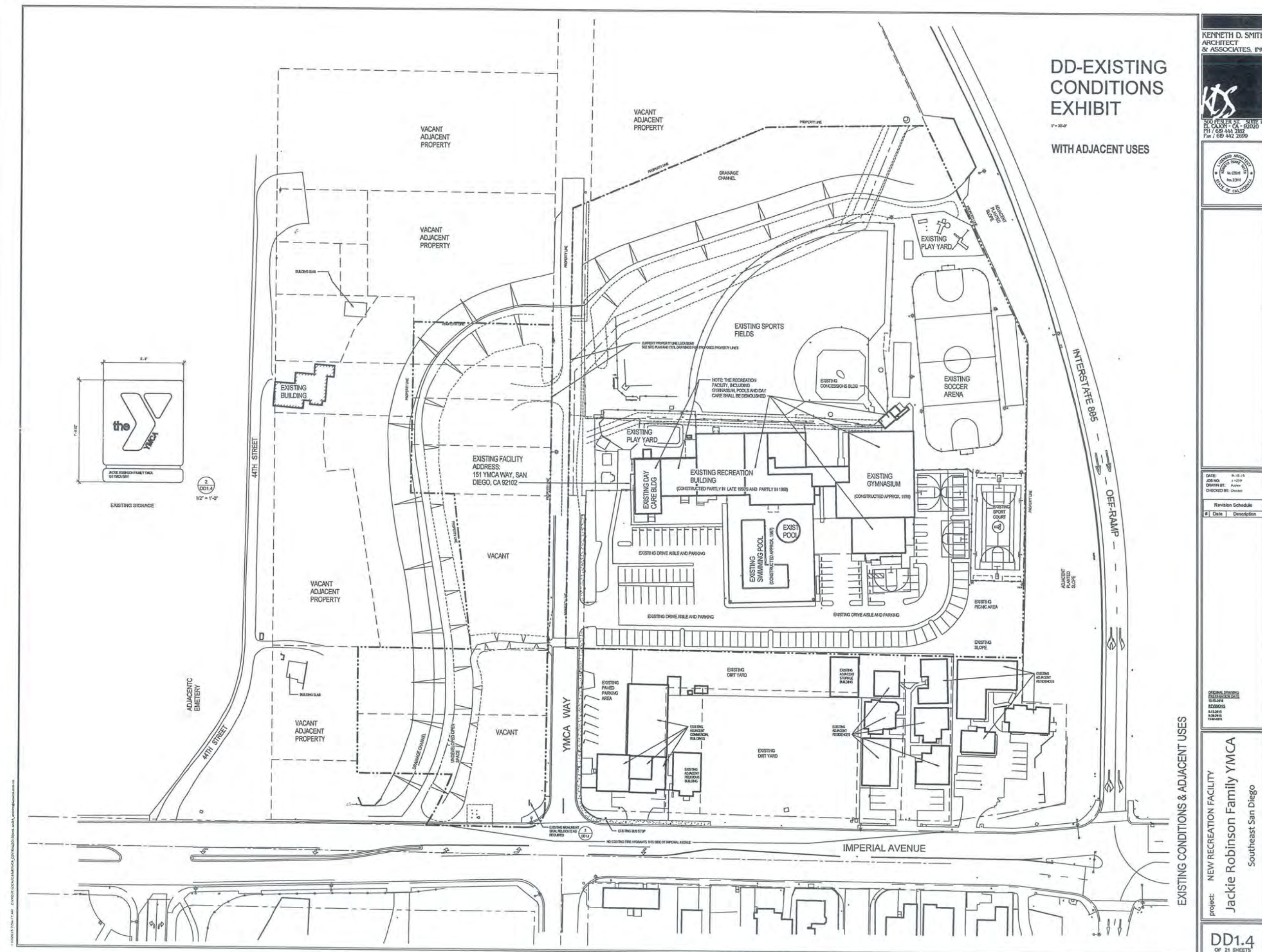
DEMOLITION
PLAN

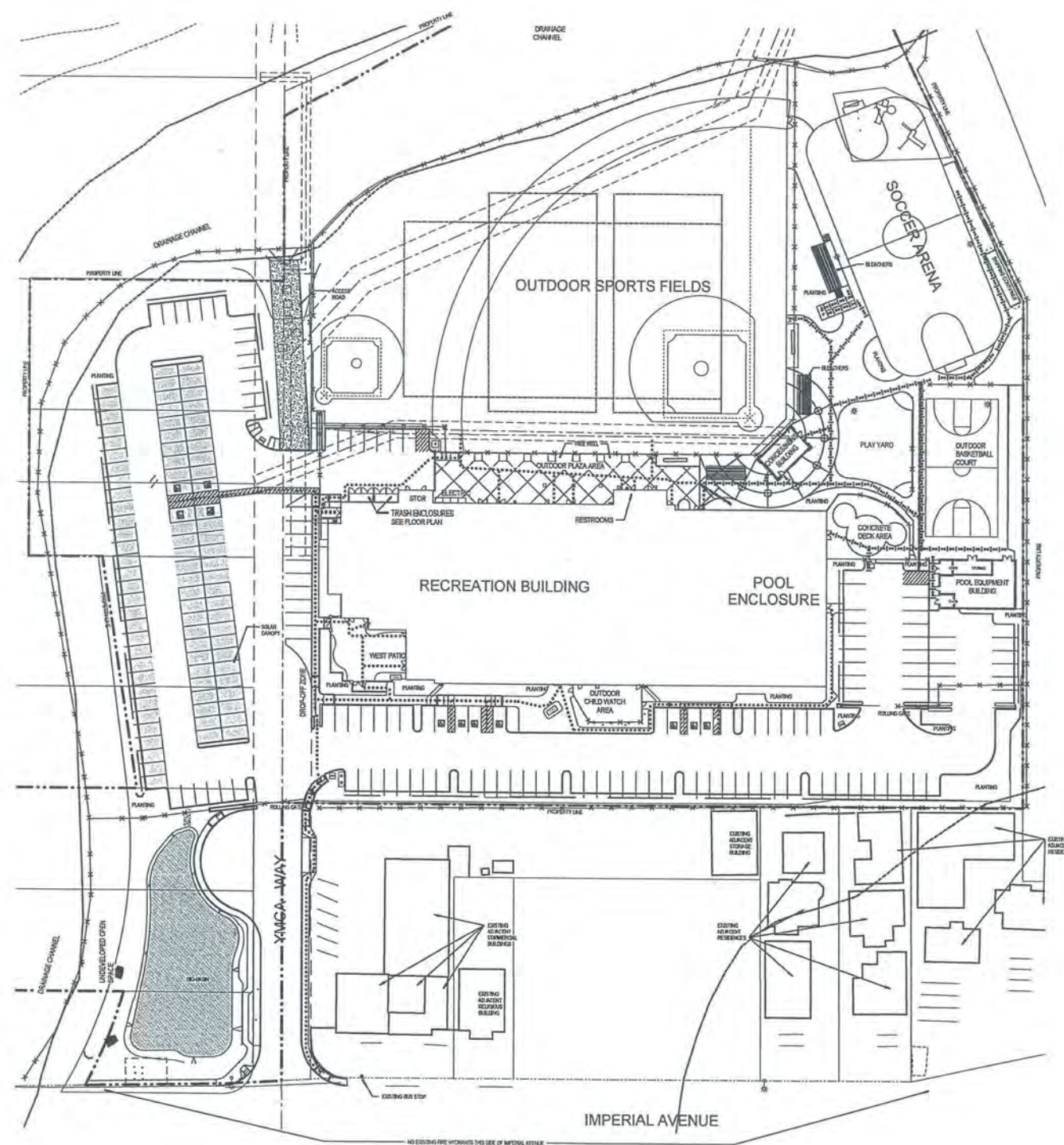
Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 595-1200 (619) 595-4910 Fax
Consultants, Inc.
REC

DATE: 8/30/16
JOB NO.: 16-001
DRAWN BY: B.A.R.
CHECKED BY: B.A.R.
REVISIONS:
1. 8/30/16
2. 8/30/16

project: NEW RECREATION FACILITY
Jackie Robinson YMCA
Southeast San Diego

SHEET
DD1.3
OF 21 SHEETS





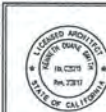
.. ACCESSIBLE PATH OF TRAVEL

NEW PATH OF TRAVEL (P.T.) IS INDICATED AS A BARRIER FREE ACCESS
 AREA WITHOUT ANY ABOVE VERTICAL CHANGES EXCEPTING 4" REVELED
 AT 1" MAXIMUM DEPTH. EXCEPT THAT LEVEL CHANGES DO NOT DECEED THE
 VERTICAL AND AT LEAST 1/8" SURFANCE IS TO BE SMOOTH, STABLE,
 FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 5% AND SLOPE IN
 DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE SPECIFIED.
 P.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO
 MINIMUM 13'10 1/2" AND PROTRUDING OBJECTS GREATER THAN 1"
 PROJECTION FROM TRAIL AND ABOVE 2" AND LESS THAN 10" (13'10 1/2" R).

ACCESSIBLE ROUTES EXHIBIT

548

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



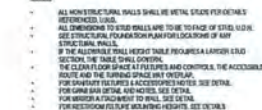
DATE: 9-15-15
JOB NO: 11015
DRAWN BY: Author
CHECKED BY: Checker

Revision Schedule		
#	Date	Description

ORIGINAL DEATH
PRISONER'S CO.
12-15-1914
BIRMINGHAM
8-15-1915
9-20-1915
11-20-1915

Project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

DD1.5
OF 21 SHEETS

 $10^6 \pm 1.07$

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 PENNER ST., SUITE 102
DUBLIN, CA 94568
PH / 925 444 2882
FAX / 925 442 2069



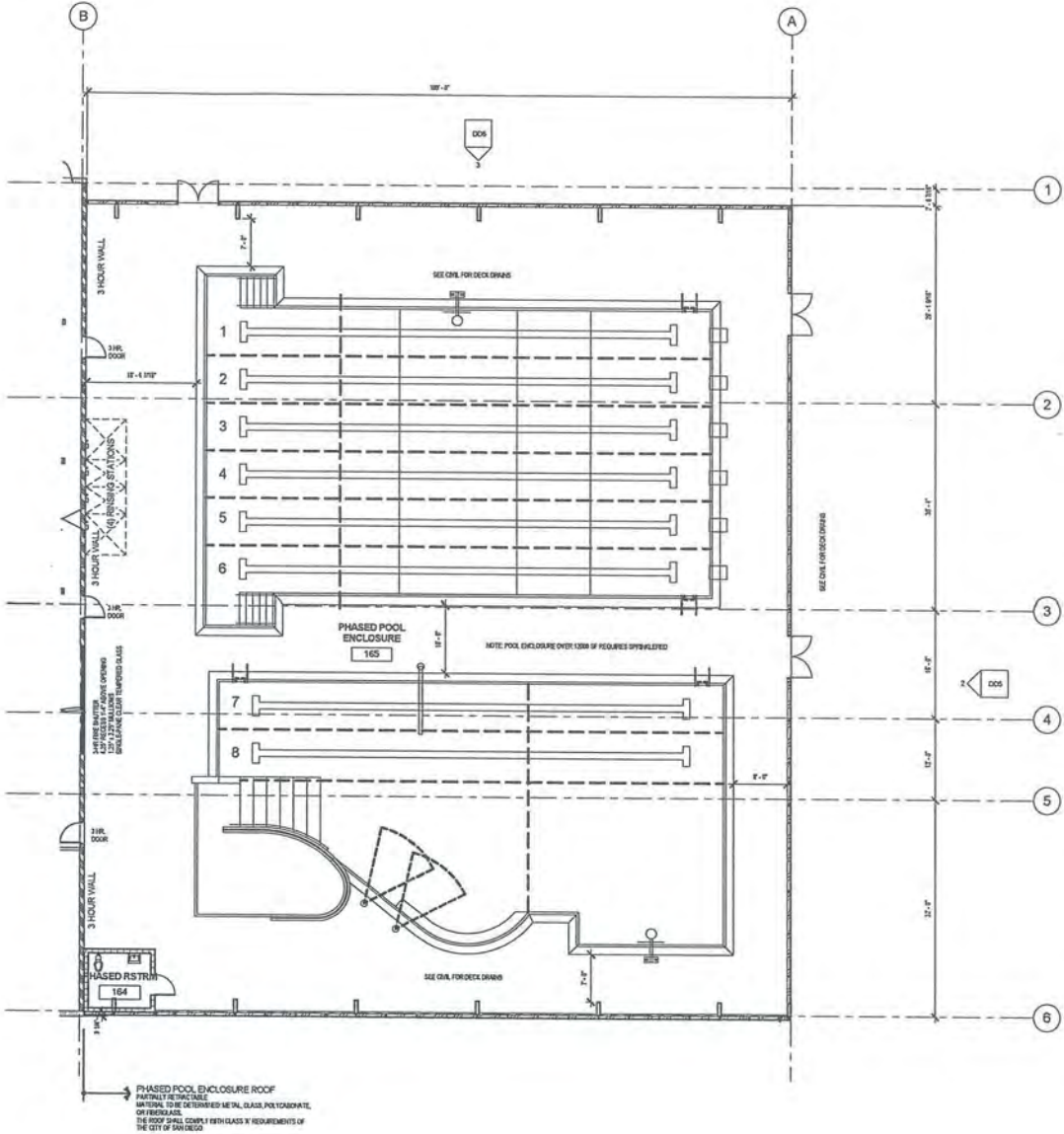
DATE:	8-15-15
DWG NO.:	1-1015
DRAWN BY:	PAUL
CHECKED BY:	CHUCK

Revision Schedule	
#	Description

DATE	8-15-15
BY	PAUL
CHK	CHUCK
DATE	8-15-15
BY	PAUL
CHK	CHUCK

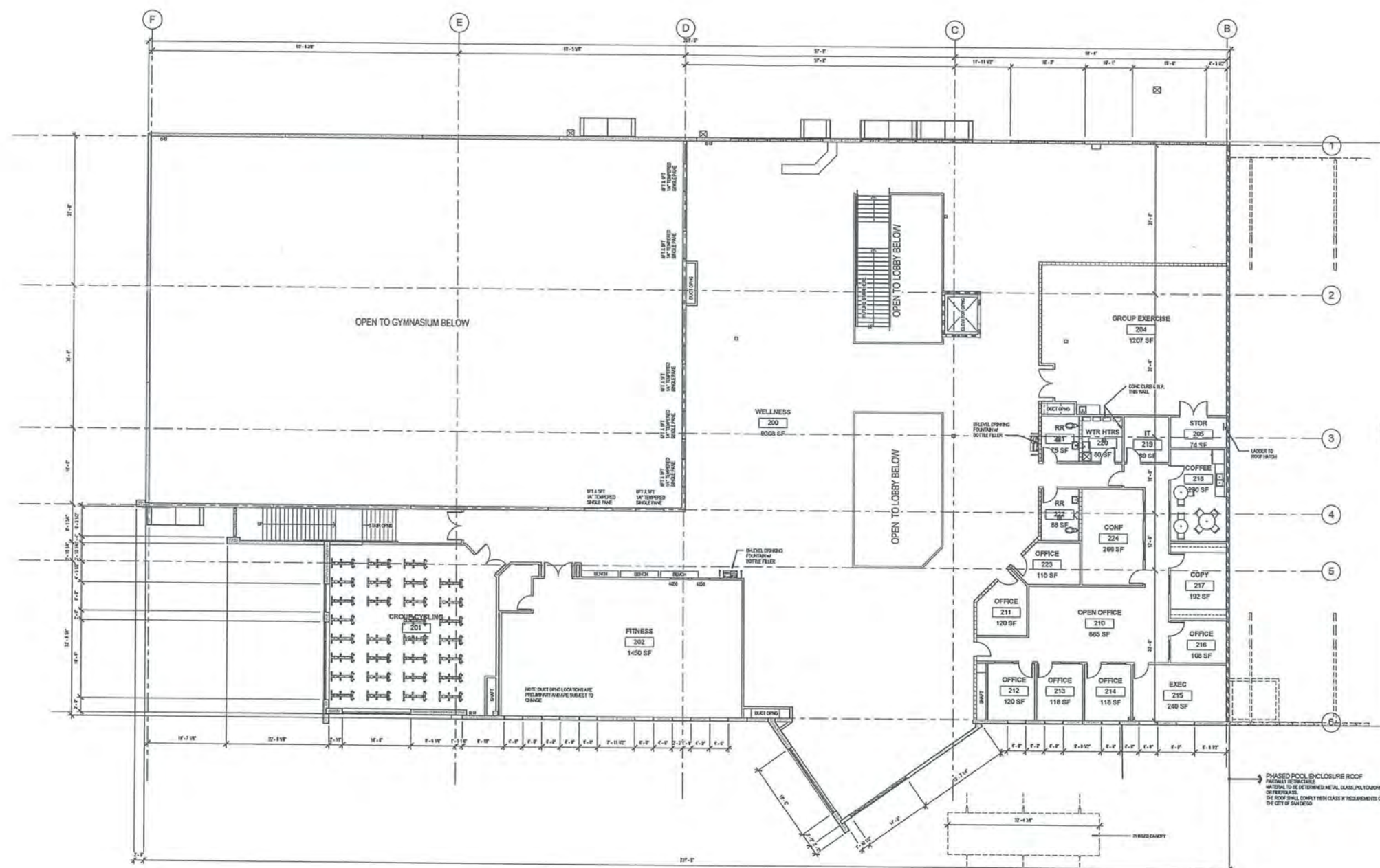
Project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

DD3
OF 21 SHEETS












POOL
ENCLOSURE
FLOOR
PLAN

1/8" = 1'-0"



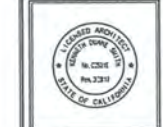
WALL LEGEND

- | | |
|---|--|
|  | CONCRETE TILE/SLATE PANELS w/ 1/2" PANEL GAPS |
|  | 3 HOUR CONCRETE TILE/SLATE PANELS w/ 1/2" PANEL GAPS |
|  | 1/8" INCH STEEL PANEL (1/2" MIN METAL w/ 3/4" ROOF)
SEE NOTES BELOW |
|  | 1/4" INCH STEEL PANEL w/ 1/4" INSULATION (1/2" MIN METAL w/ 3/4" ROOF) |
|  | 1/2" INCH STEEL PANEL (1/2" MIN METAL w/ 3/4" ROOF) |
|  | 1/8" INCH STEEL PANEL w/ 1/4" INSULATION (1/2" MIN METAL w/ 3/4" ROOF) |
|  | 1/4" INCH STEEL PANEL w/ 1/4" INSULATION (1/2" MIN METAL w/ 3/4" ROOF) |
|  | 1/2" INCH STEEL PANEL w/ 1/4" INSULATION (1/2" MIN METAL w/ 3/4" ROOF) |
|  | 1/8" INCH STEEL PANEL w/ 1/4" INSULATION (1/2" MIN METAL w/ 3/4" ROOF) |

- * ALL NEW STRUCTURAL STEEL SHALL BE METAL STUDY PIPE DETAILS REFERENCED, XEROX.
- * ALL CONCRETE TO STEEL WALLS ARE TO BE TO FACE OF STUD WALL.
- * ALL STRUCTURAL TIE-ROD ANCHORAGE SHALL BE FOR LOCATIONS OF NEW STRUCTURAL WALLS.
- * IF THE ALLOWABLE TIE-ROD HEIGHT TURNS OUT TO BE A LARGER SIZE, SEE TIE-ROD, THE TIE-ROD SHALL CONTROL.
- * THE CLEAR FLOOR SPACE AS WELL AS THE CONDITIONS, THE ACCESSIBLE ROUTE AND THE TURNING SPACE MAY OVERLAP.
- * FOR SANITARY FITTINGS & ACCESSORIES SEE DETAIL, SEE DETAIL.
- * FOR MAIN DRAIN DETAIL, AND VENTS, SEE DETAIL.
- * FOR PERSON ATTACHMENT TO WALL, SEE DETAIL.
- * FOR PERSON FLOOR MOUNTING HEIGHTS, SEE DETAIL.



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



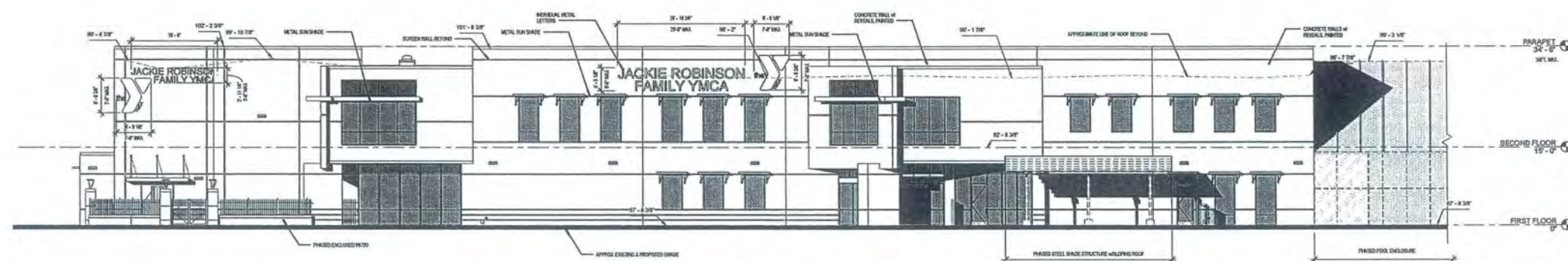
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JOS.MD: 1-10-15
DRAWN BY: AJS
CHECKED BY: CJS

Revision Schedule	
#	Description

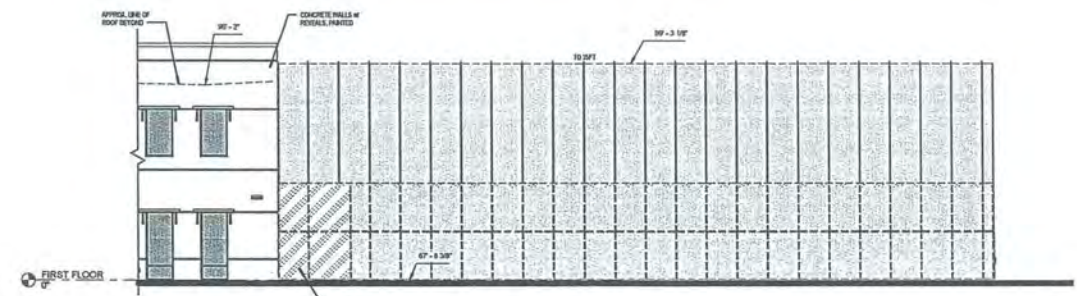
GENERAL NOTES:
1. SEE SHEET DD5 FOR
2. SEE SHEET DD5 FOR
3. SEE SHEET DD5 FOR
4. SEE SHEET DD5 FOR

Project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

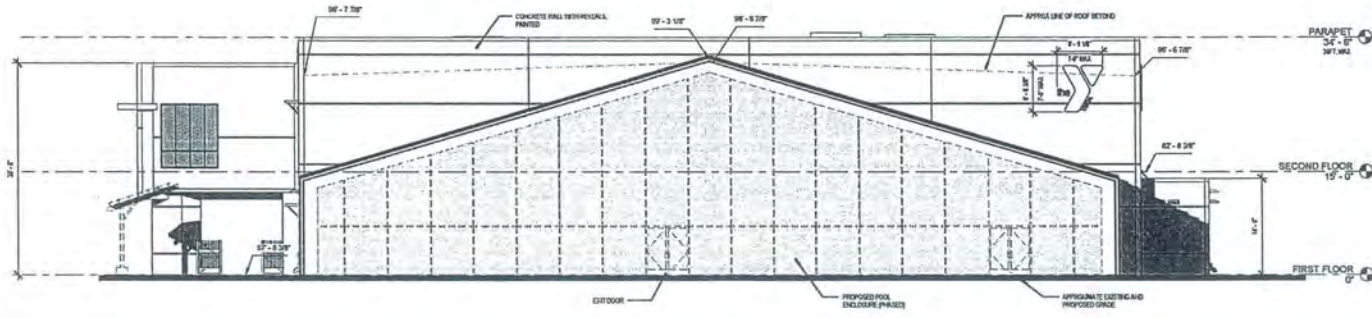
DD5
OF 21 SHEETS



**SOUTH ELEVATION
MAIN BUILDING**
1/8" = 1'-0"



**SOUTH ELEVATION
POOL ENCLOSURE**
1/8" = 1'-0"



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

**EXTERIOR
ELEVATIONS**

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.


500 WHEELER ST., SUITE 102
EL CAJON, CA 92020
TEL / 619 444 2182
FAX / 619 442 2629



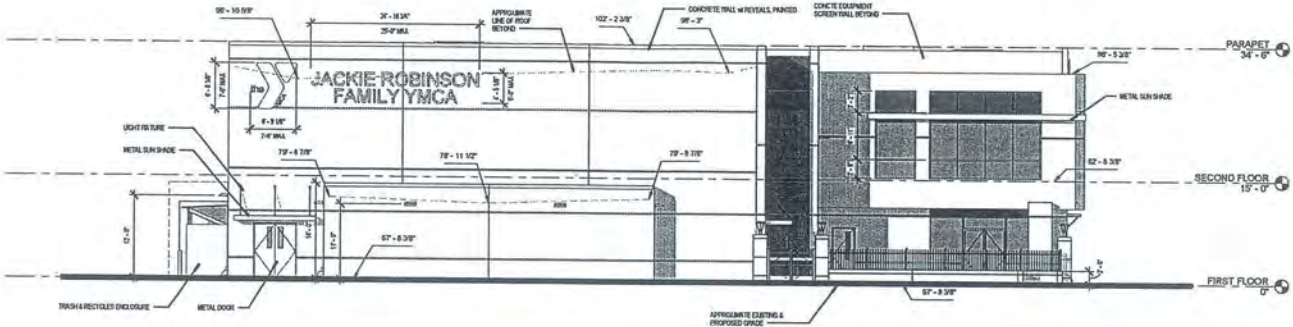
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JOB NO.	1-1234
DRAWN BY	Arner
CHECKED BY	Cheney

Revision Schedule	
#	Description

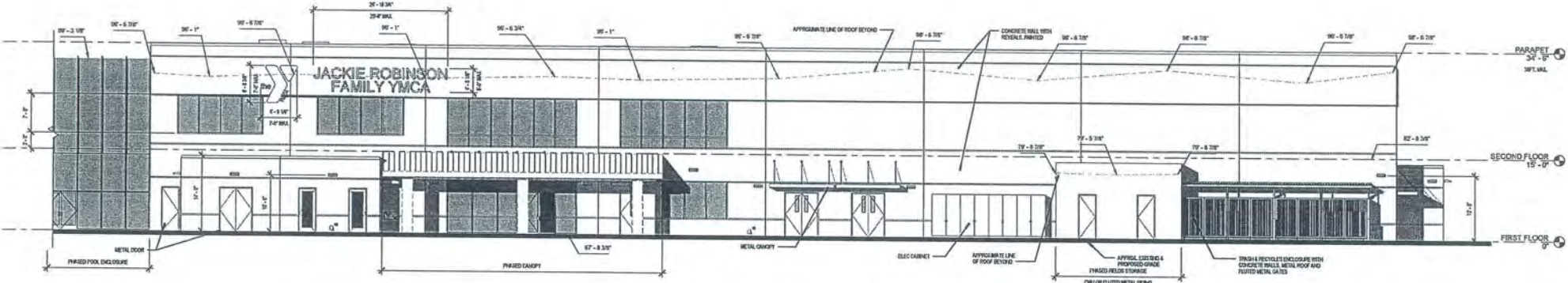
ORIGINAL DRAWING
REVISIONS
13-10-2014
2-10-2015
5-28-2015
1-16-2016

project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

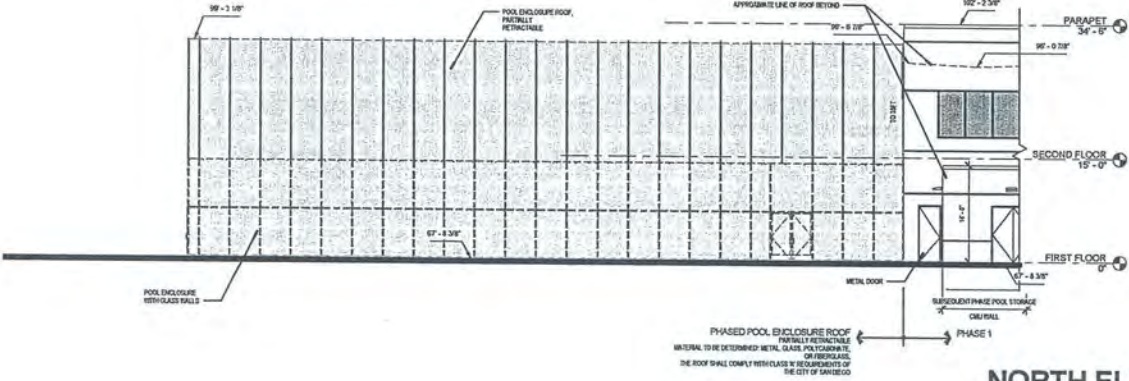
DD6
OF 21 SHEETS



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

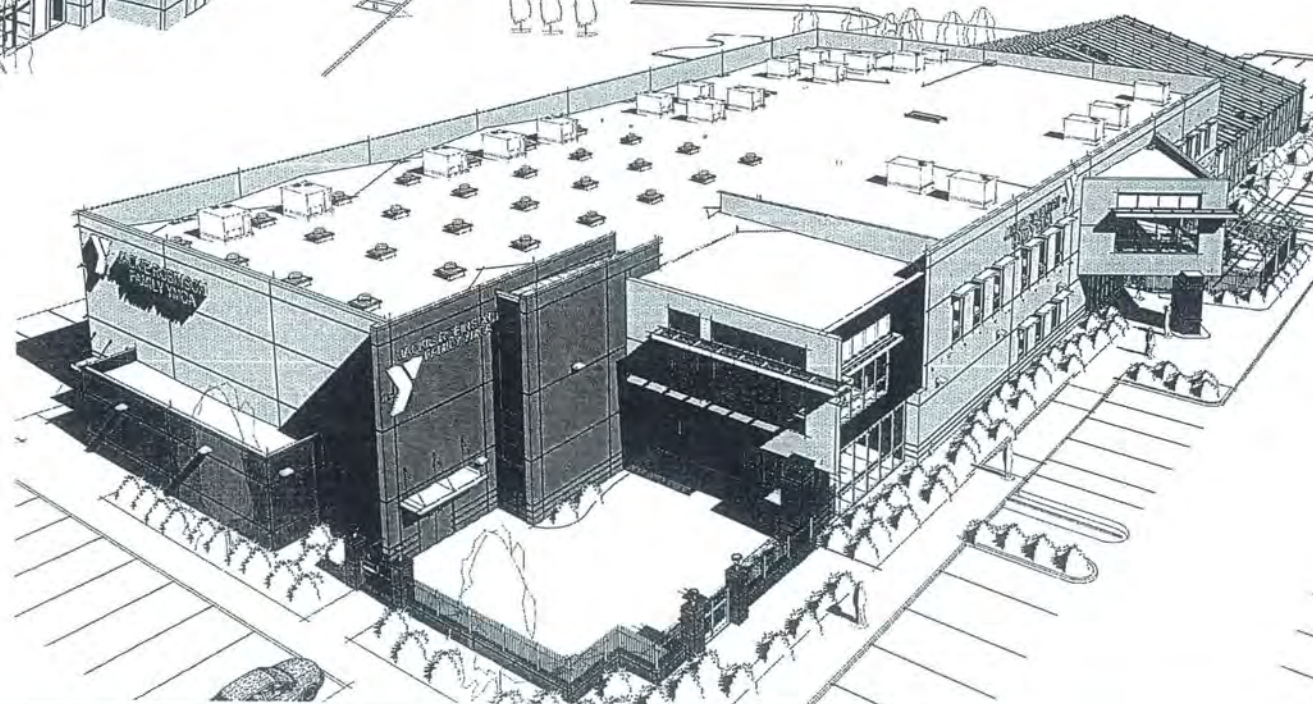
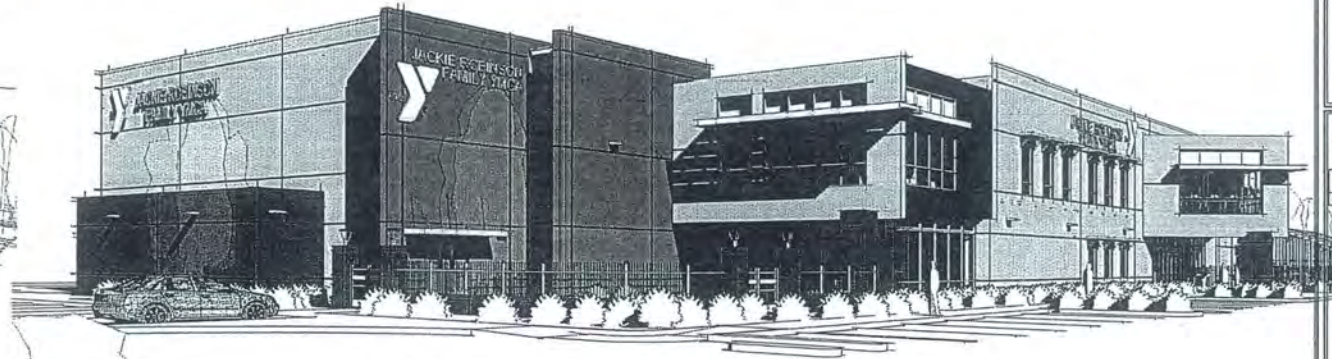
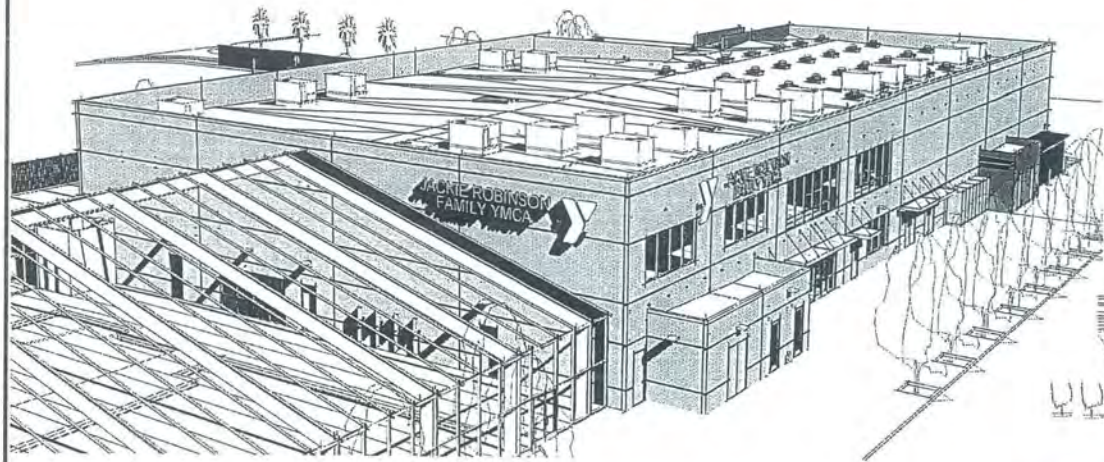
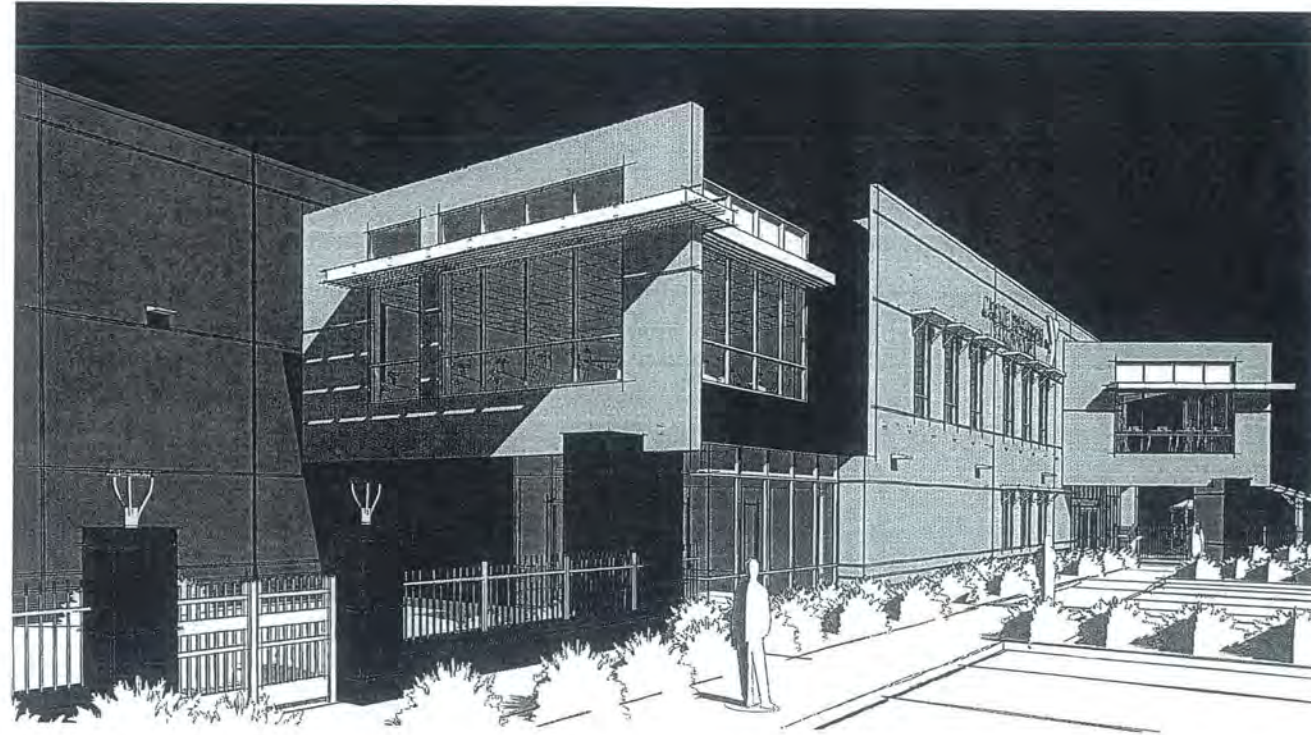


NORTH ELEVATION
MAIN BUILDING
1/8" = 1'-0"



NORTH ELEVATION
POOL ENCLOSURE
1/8" = 1'-0"

EXTERIOR
ELEVATIONS



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



DATE: 9-18-13
JOB NO.: 1-1218
DRAWN BY: A. Allen
CHECKED BY: C. Baker

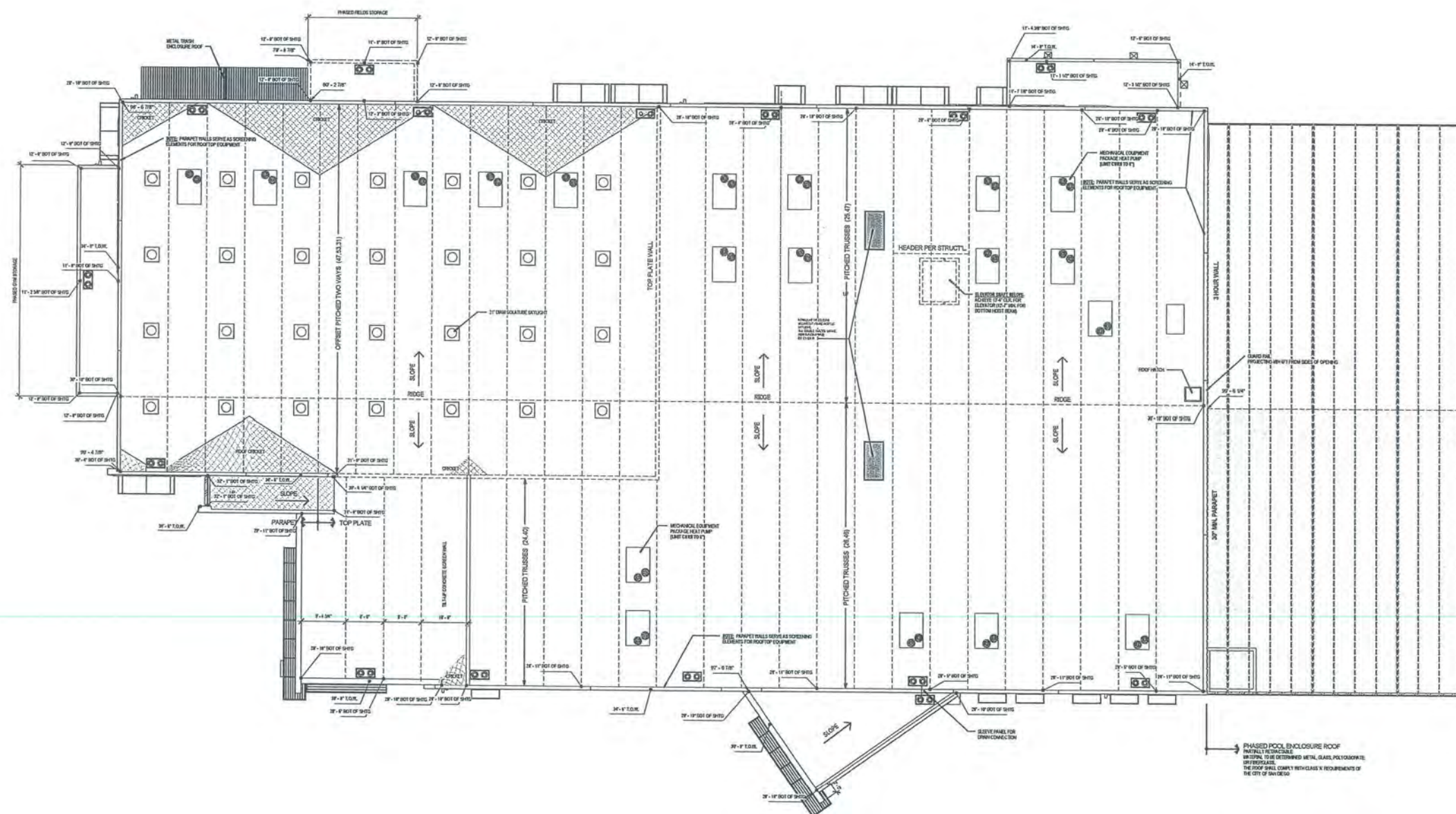
Revision Schedule
Date Description

DESIGN: KDS
ARCHITECT: KDS
10-10-13
REVISIONS:
10-10-13
10-10-13
10-10-13

project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

DD7
OF 21 SHEETS

PERSPECTIVE DRAWINGS



KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 PESLER ST. SUITE 100
EL CAJON - CA - 92020
PH / 619 444 2182
Fax / 619 442 2699



DATE: 5-15
JOB NO: 1127
DRYIN ST: Acton
CHECKED BY: Chas

Revision Schedule		
#	Date	Description

ORIGINAL DRAWING
PREPARATION DATE
12-13-2014
REVISIONS
9-13-2015
9-28-2015
11-10-2015

Project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

DD8
OF 21 SHEETS

ROOF
PLAN

1078 • J. Neurosci., September 24, 2008 • 28(39):1074–1082

ATTACHMENT 15

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



500 PIERCE ST., SUITE 102
EL CAJON, CA - 92020
PH / 619 444 2002
FAX / 619 442 2009



DATE:	5-21-13
JOB NO.:	11029
DRAWN BY:	A. J. J.
CHECKED BY:	Chadler

Revision Schedule	
#	Description

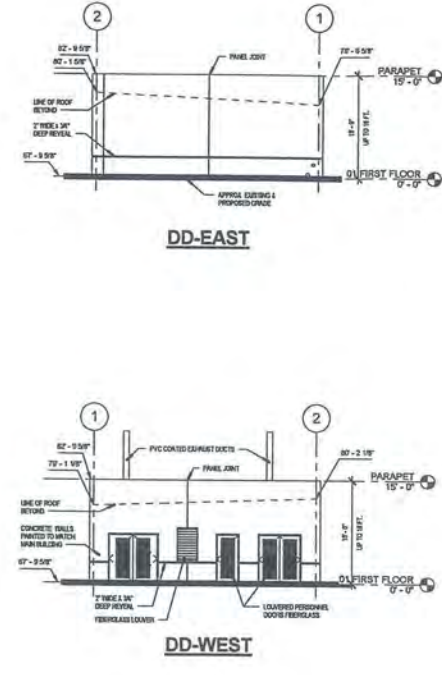
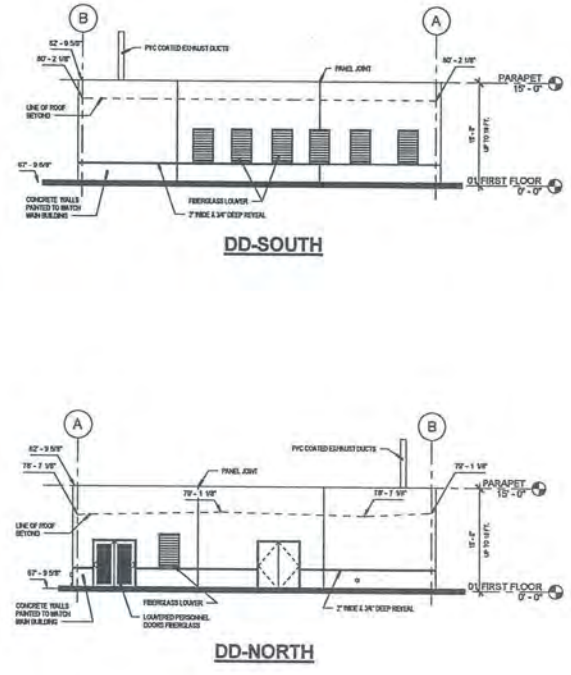
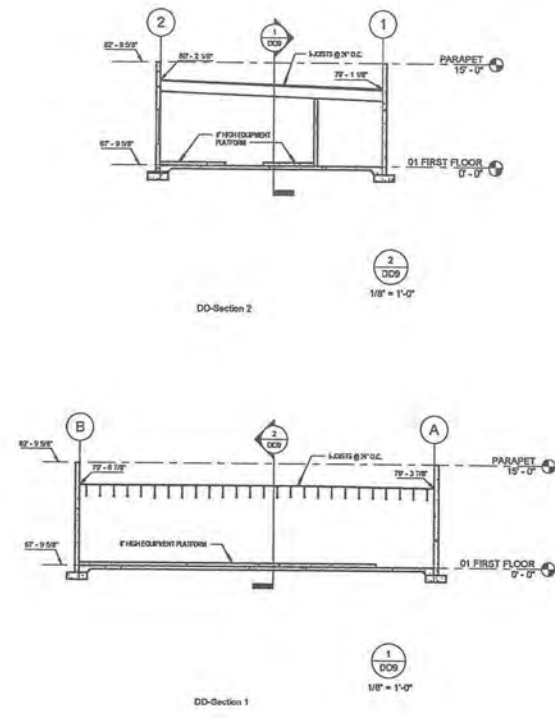
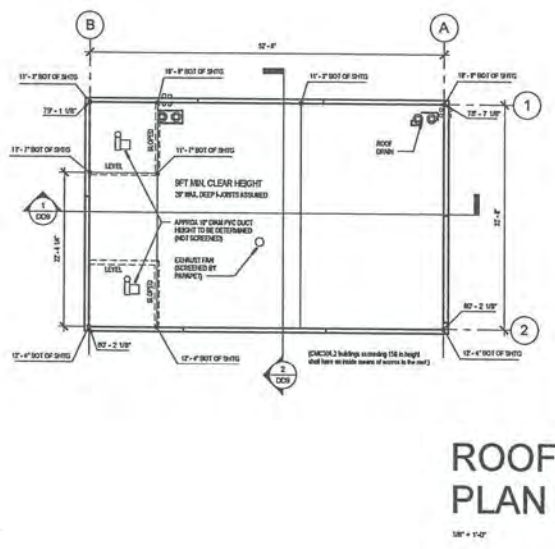
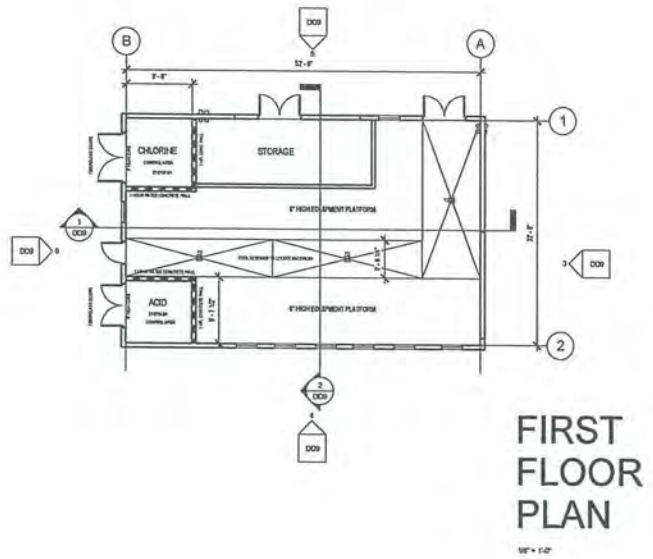
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REVISIONS
13-05-2014
REVISION
13-05-2014

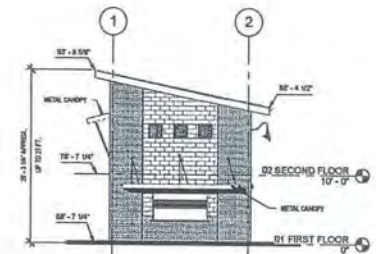
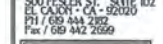
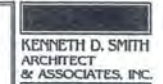
project: New Recreation facility
Jackie Robinson Family YMCA
Southeast San Diego

DD9
OF 21 SHEETS

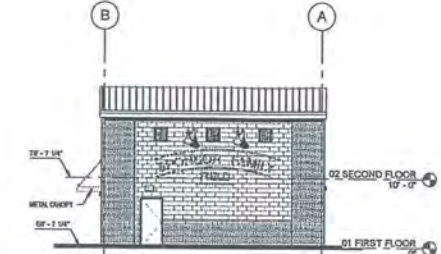
FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS

POOL
EQUIPMENT
BUILDING

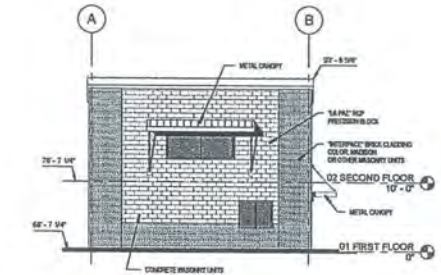




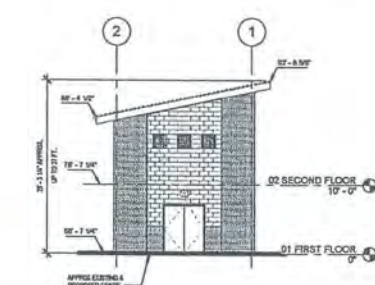
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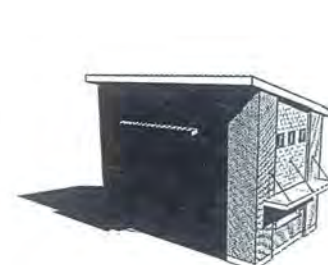
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DD-North



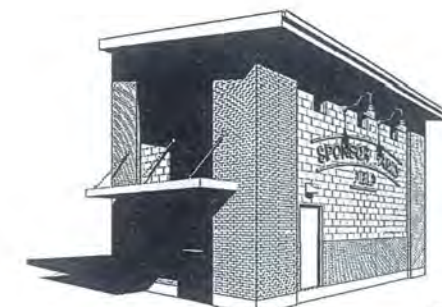
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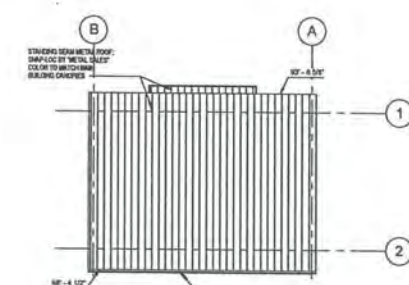
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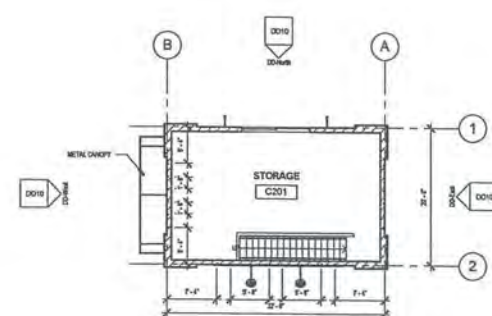
3D View 4 Copy 1



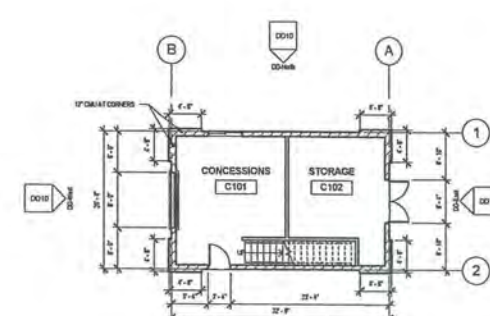
3D View 1 Copy 1



ROOF
PLAN



SECOND
FLOOR
PLAN



FIRST
FLOOR
PLAN

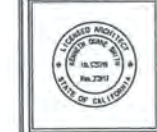


FLOOR PLANS, ROOF PLAN, EXTERIOR ELEVATIONS

project: STORAGE & CONCESSIONS BLDG.
Jackie Robinson Family YMCA
 Southeast San Diego

DD10
OF 21 SHEETS

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



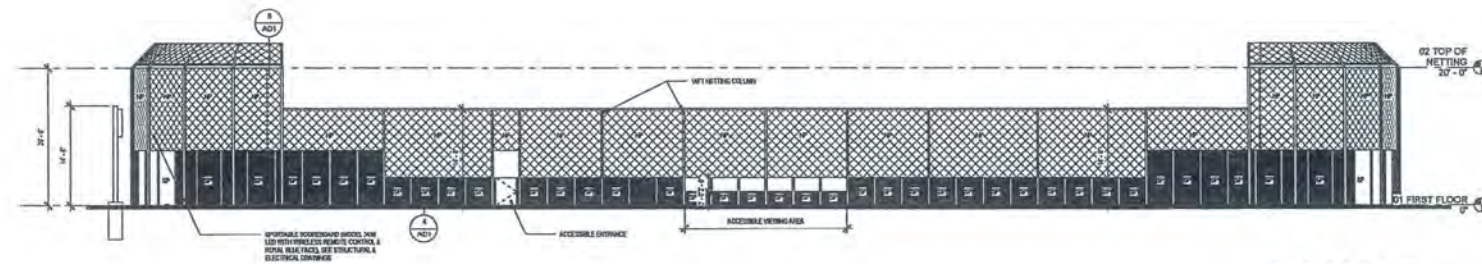
DATE: 9-13-14
JOB NO: 13079
DRAWN BY: Aimee
CHECKED BY: Eileen

Revision Schedule		
#	Date	Description

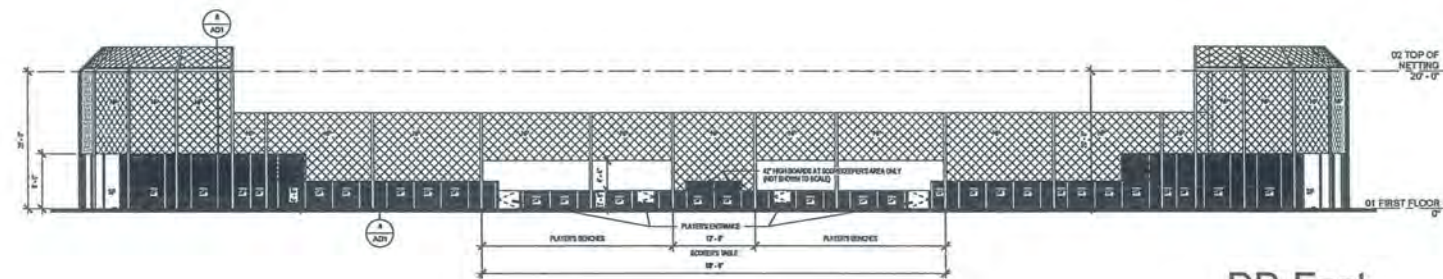
ORIGINAL DRAWING
TYPED
SIGNED
DATE

project: New Soccer Field
Jackie Robinson Family YMCA
Southeast San Diego

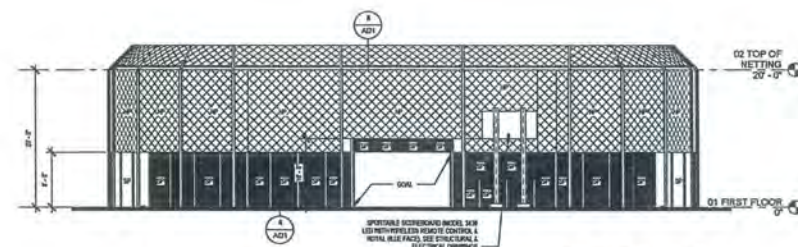
DD11
OF 21 SHEETS



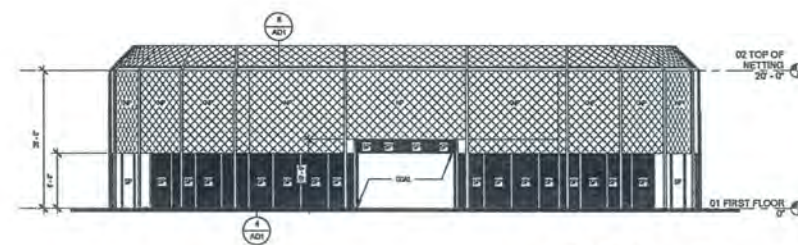
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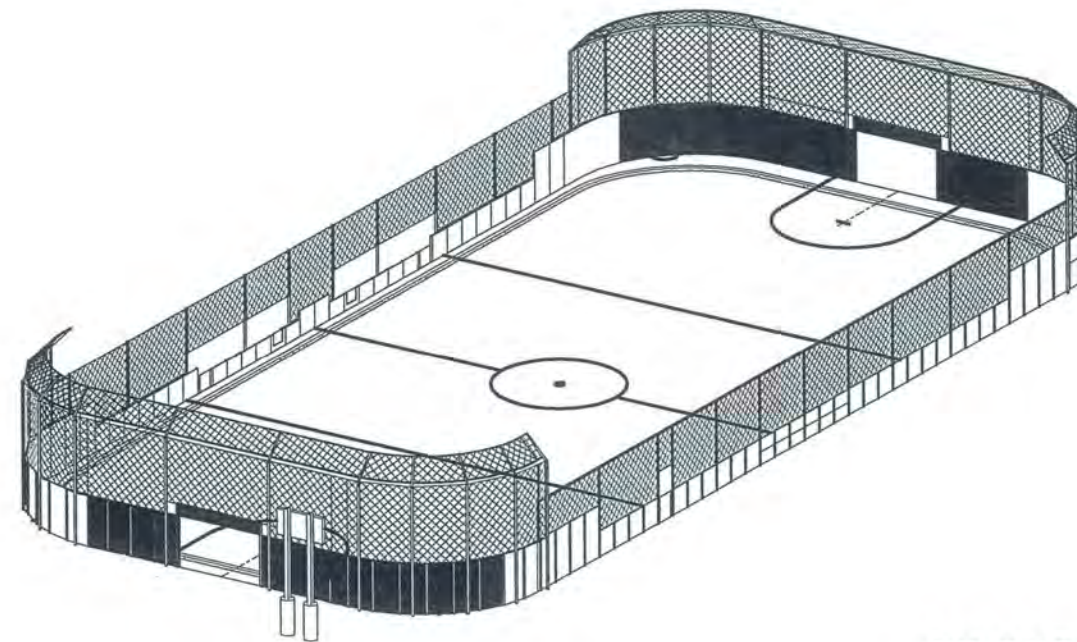
DD-East



DD-North



DD-South



DD-SOCCER
FIELD
CONCEPT
DRAWING

KENNETH D. SMITH
ARCHITECT
& ASSOCIATES, INC.



100 PENDER ST., SUITE 402
SAN ANTONIO, TX 78205
TEL / 214 444 2882
FAX / 214 444 2889



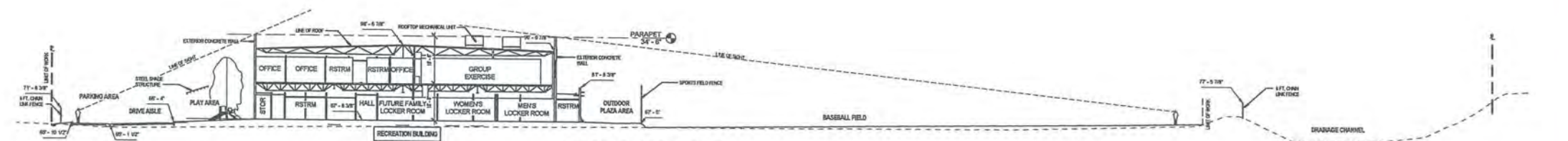
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JOB NO: 1108A
DRAWN BY: Author
CHECKED BY: Designer

Revision Schedule
Date Description

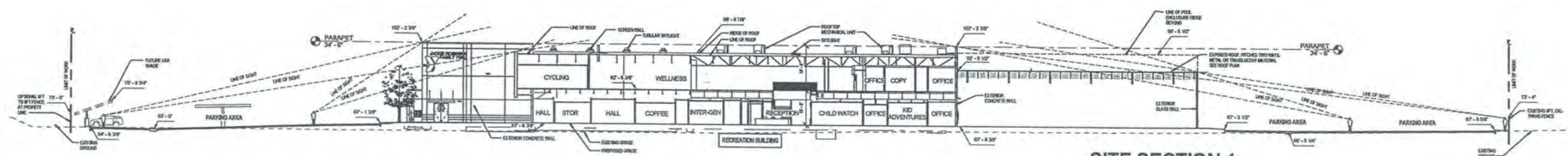
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FOR REVIEW
11-15-2014
REVISIONS
6-14-2015
6-16-2015

project: NEW RECREATION FACILITY
Jackie Robinson Family YMCA
Southeast San Diego

DD12
OF 21 SHEETS



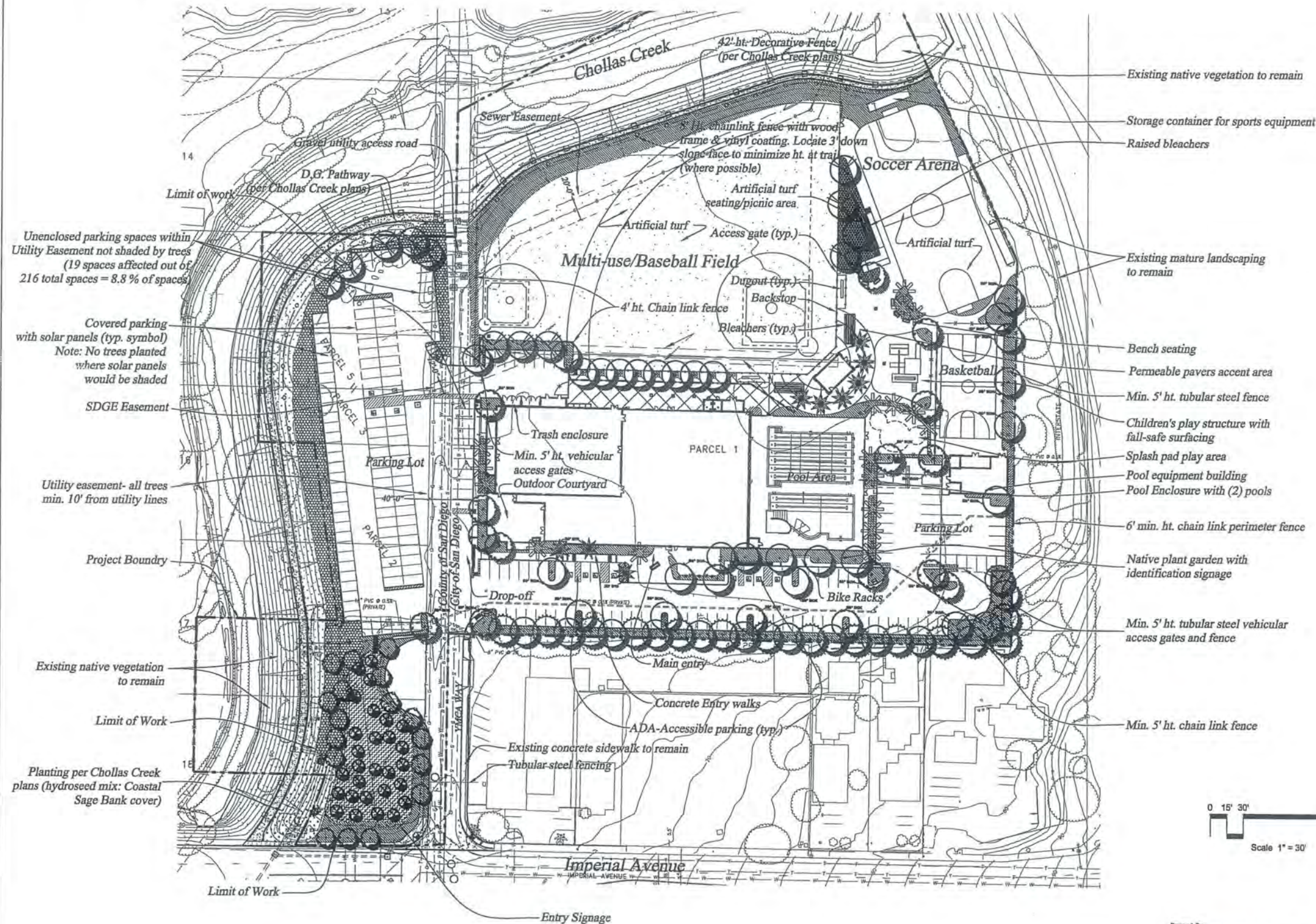
SITE SECTION 2
1/16" = 1'-0"



SITE SECTION 1
1/16" = 1'-0"

SITE SECTIONS

Landscape Concept Plan



HOWARD ASSOCIATES
landscape architecture
714.361.9116
8880 Via Las Arroyos, Suite 210 • San Diego, CA 92108 • 602.716.9600

Landscape Concept Plan

JACKIE ROBINSON
FAMILY YMCA
LANDSCAPE CONCEPT PLAN

project:

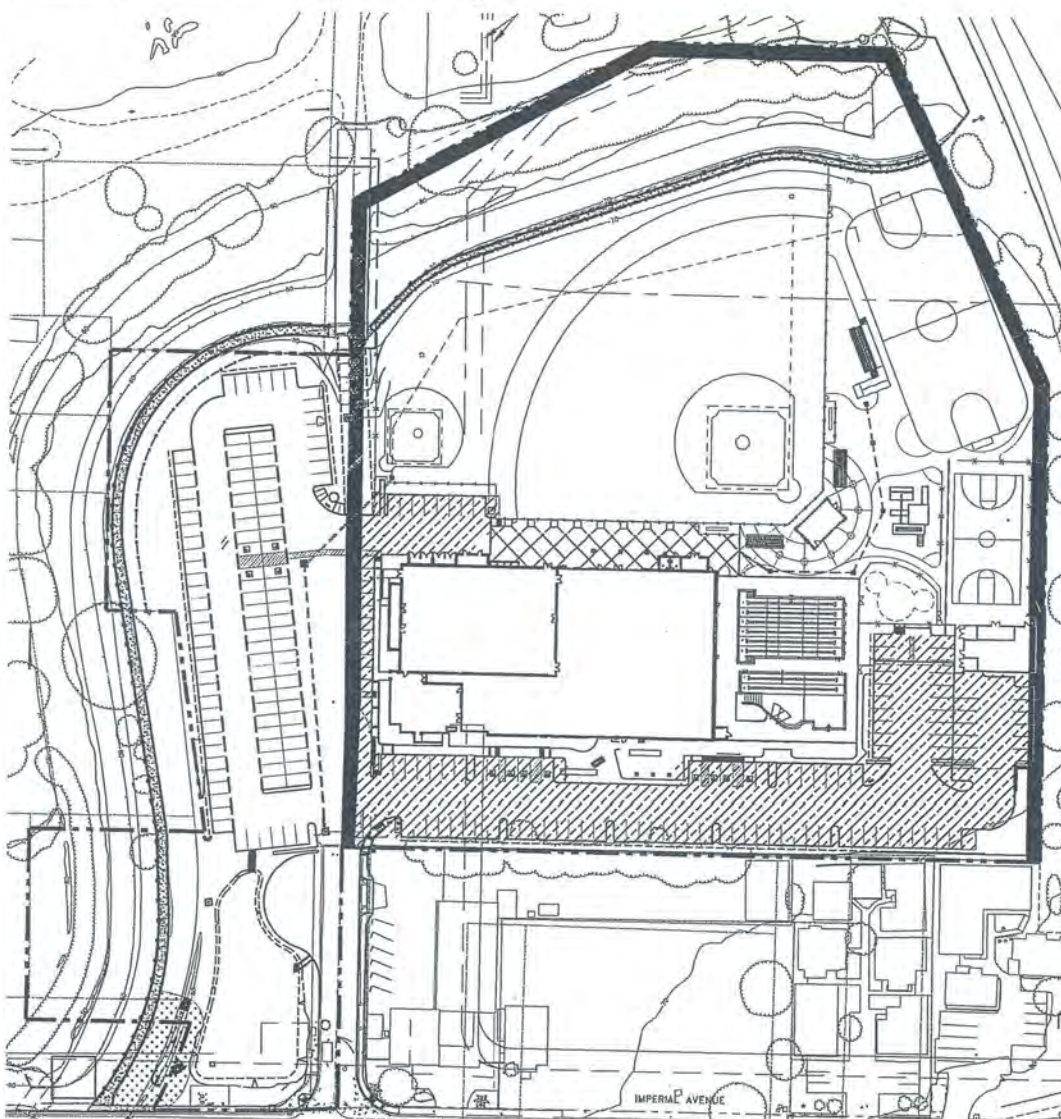


LDP-1
Of 21 Sheets

Landscape Development Plan
Jackie Robinson YMCA

Prepared By:	HOWARD ASSOCIATES, INC.	Original Drawing Date:	10-13-14
Drawn By:	2023 Revised: 10-13-2014	Revisions:	10-14-2015
Address:	San Diego, CA 92108		
Phone:	(619) 714-9600		
Project Address:	1411 N. 16th St.		
	San Diego, CA 92102		
Project Name:	JACKIE ROBINSON YMCA		
Sheet Title:	LANDSCAPE CONCEPT PLAN		

Landscape Ordinance Compliance Diagram



STANDARD LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. MAINTENANCE: ALL LANDSCAPE SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE BUSINESS OWNER. THE LANDSCAPE AREAS SHALL BE KEPT FREE OF LITTER AND DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED TO AFFORD OPTIMUM COVERAGE FOR THE SUPPORT OF PLANT GROWTH. THE COVERAGE WILL MEET THE WATER REQUIREMENTS FOR THE SELECTED PLANT MATERIAL AND WITHIN THE GIVEN PLANTING AREAS. THE DESIGN WILL TAKE INTO CONSIDERATION THE TYPE OF EXPOSURE THE SYSTEM WILL HAVE. THE IRRIGATION SYSTEM WILL BE DESIGNED WITH RESPECT TO WATER CONSERVATION. IRRIGATION HEADS SHALL BE CHOSEN FOR MAXIMUM COVERAGE WITH LOW-SALLONAGE AND PRECIPITATION QUALITIES. THE IRRIGATION SYSTEM SHALL BE A FULLY AUTOMATIC SYSTEM AND AS MAINTENANCE-FREE AS POSSIBLE. THE MATERIALS FOR THE SYSTEM WILL BE OF AN EXTREMELY DURABLE NATURE, AND WILL HAVE BEEN SELECTED FOR WEAR RESISTANCE AND LONG LIFE. THE OVERALL SYSTEM SHALL BE DESIGNED FOR EASE OF MAINTENANCE. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. A SEPARATE IRRIGATION SUB-WATER METER SHALL BE INSTALLED.

MINIMUM STREET TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

Legend

Description	Total Area
V.I.A. outside Street Yard	42,094 s.f.
Required Planting Area = 1,263 SQFT	
Planting Area provided = 1,263 SQFT	
Excess Area provided = 547 SQFT	
Required Plant Points = 1,262	
Plant Points Provided = 1,272	
Plant Points Provided with Trees = 840	
Remaining Yard	14,351 s.f.
Required Planting Area = 430 SQFT	
Planting Area provided = 2,783 SQFT	
Required Plant Points = 718	
Plant Points Provided = 728	
Excess Plant points = 20	

Landscape Legend and Notes

Plant Legend					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	THEME FUNCTION	REGION 3 MICROL
Street Trees (YUCA Way and Imperial Ave.)					
(MIN. SIZE 24" BOX, SEE PLAN FOR 30" & 48" BOX TREE LOCATIONS)					
PLATANUS RACEMOSA	NO COMMON NAME	56" BOX (20' O.C.)	STREET TREE		
Trees					
ARECATHA MARSALA	NO COMMON NAME	24", 36" and 48" BOX	THEME EVERGREEN TREE	H	
ARECATHA ROMANOFFIANA	GREEN PALM	12" BTH, 20" BTH	ACCENT PALM	H	
PLATANUS RACEMOSA	BYCAMORE	24" BOX	NATURALIZED AREAS	H	
RUBUS LANCEA	AFRICAN SUMAC	24" and 36" BOX	PARKING LOT TREE	L	
TRISTIANA TIFU	TIFU TREE	24", 36" and 48" BOX	DECIDUOUS SHADE TREE	H	
TRISTIANA CONFERTA	BRUSSELE BOX	24" BOX	EVERGREEN SCREEN TREE	H	
WASHINGTONIA ROBERTA	MEXICAN FAN PALM	12" BTH	VERTICAL ACCENT PALM	L	
Naturalizing Trees					
SALIX GOODRII	WESTERN BLACK WILLOW	1 GAL	BASIN TREE	H	
Ornamental Shrubs					
ALICE STRATA	ALICE	3 GAL	SUCCESSFUL ACCENT	L	
AGAVE ATTENUATA	NO COMMON NAME	1 GAL	SUCCESSFUL ACCENT	L	
ALYSSUM HISSIDUM	POSSLOVE AGAVE	3 GAL	ROSEATE ACCENT	L	
ARGENTAEUS SPP.	BLUE HIBISCUS	1 GAL	FLOWERING ACCENT SHRUB	L	
BACCHARIS VENTENALIS	KANGAROO PAW	1 GAL	THEME SHRUB	H	
CHONDRLOPETALUM TECTOREM	COYOTE BRUSH	1 GAL	ACCENT SHRUB	L	
CALLISTEMON LITTLE JOHN	CAPE RUSH	1 GAL	FLOWERING THEME SHRUB	L	
FELDO SELLONIANA	DWARF BOTTLE BRUSH	1 GAL	LARGE SCREENING SHRUB	L	
LANTANA SPP.	PRINCE OF WALES	1 GAL	FLOWERING SHRUB	L	
PHORUM SPP.	NEW ZEALAND FLAX	3 GAL	POLYASE ACCENT SHRUB	H	
PITTOSPORUM SILVER SHEEN	NO COMMON NAME	3 GAL	LARGE SCREENING SHRUB	L	
SALVIA NOT LIPS	SAGE	1 GAL	THEME SHRUB	L	
SALVIA VINIPED GILMAN	CLEVELAND SAGE	1 GAL	THEME SHRUB	L	
TEUCHA DRANGE JILLIE	CRANKE BELLS	3 GAL	LARGE ACCENT SHRUB	H	
Transitional Shrubs/Hydroseed mix (by creek interface)					
BACCHARIS P. THEN PEAKS	DWARF COYOTE BRUSH	1 GAL	WOODY GROUND COVER	L	
CAREX SUBULCA	RUSTY SEDGE	1 GAL	NATURAL GRASS	L	
HETEROMELES ARBUTIFOLIA	TOYON	3 GAL	VERTICAL HOODING SHRUB	L	
HALOSMA LAURINA	LAUREL SUMAC	3 GAL	LARGE HOODING SHRUB	L	
HALLENBERGIA RUBENS	DEERGRASS	1 GAL	NATURAL GRASS	L	
RHAMNUS CALIF. LITTLE SUN	DWARF CALIF. COFFEESBERRY	1 GAL	SPREADING SHRUB	L	
SALVIA MELLIFERA	BLACK SAGE	1 GAL	SPREADING SHRUB	L	
Hydroseed Mix 1-Coastal Sage Bank Cover:					
2,000 lbs of bonded fiber mat with 25-30 lbs total pounds of seed per acre					
ARTESIA CALIFORNICA	COASTAL SAGEBRUSH	10		L	
ARTESIA PALMERI	PALMER'S SAGEBRUSH	10		L	
BACCHARIS P. THEN PEAKS	DWARF COYOTE BRUSH	10		L	
CAREX SUBULCA	RUSTY SEDGE	10		L	
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10		L	
HETEROMELES ARBUTIFOLIA	TOYON	10		L	
HA HAYESIANA	SAN DIEGO MARSH ELDER	10		L	
HALOSMA LAURINA	LAUREL SUMAC	10		L	
HELIUS CARDINALIS	SCARLET MONKEYFLOWER	10		L	
HALLENBERGIA RUBENS	DEERGRASS	10		L	
RHAMNUS CALIF. LITTLE SUN	DWARF CALIF. COFFEESBERRY	10		L	
RUBUS VIBURNIFOLIUS	EVERGREEN CURRENT	10		L	
SALVIA MELLIFERA	BLACK SAGE	10		L	
SAEBUS MEXICANA	BLUE ELDERBERRY	10		L	
Vines/Esplaners					
BOULANVILLEA SPP.	BOULANVILLEA	3 GAL	VINE	L	
FIGUS PUMILA	CREeping FIG	3 GAL	VINE	H	
HAECABERGIA VIOLACEA	LILAC VINE	3 GAL	VINE	H	
SOLANUM SPP.	POTATO VINE	3 GAL	VINE	H	
Groundcover					
BACCHARIS P. THEN PEAKS	COYOTE BRUSH	1 GAL	SPREADING SLOPE GROUND COVER	L	
ACACIA REDOLENS LOR BOY	NGN	1 GAL	SPREADING SLOPE GROUND COVER	L	
Bio-Basin Hydroseed Mix 2					
2,000 lbs of bonded fiber mat with 25-30 lbs total pounds of seed per acre					
CAREX SUBULCA	RUSTY SEDGE	10	FILTRATION GRASS	L	
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10	FILTRATION GRASS	L	
FESTUCA RUBRA	RED FESCUE	10	FILTRATION GRASS	L	
JUNCUS MEXICANUS	MEXICAN RUSH	10	FILTRATION GRASS	L	
JUNCUS PATERIS	CALIFORNIA GREY RUSH	10	FILTRATION GRASS	L	
LEYMUS CONDENSATUS	CANYON PRINCE FELD RUSH	10	FILTRATION GRASS	L	
HALLENBERGIA RUBENS	DEERGRASS	10	FILTRATION GRASS	L	
HELIUS CARDINALIS	SCARLET MONKEY FLOWER	10	FILTRATION GRASS	L	
Turf					
ARTIFICIAL TURF			ACTIVE PLAY SURFACE		
Native Plant Garden					
ARGENTOSTAPHYLOS SPP.	MANZANITA	1 GAL		L	
ARTESIA SPP.	SAGEBRUSH	1 GAL		L	
AGAVE SPP.	MILKWEED	1 GAL		L	
BACCHARIS SPP.	COYOTE BRUSH	1 GAL		L	
CEANOTHUS SPP.	YILD LILAC	1 GAL		L	
CERIS OCCIDENTALIS	WESTERN REDBUD	1 GAL		L	
DENDROCHRON SPP.	BUSH POPPY	1 GAL		L	
EROGONIUM SPP.	BUCKWHEAT	1 GAL		L	
GALVIZIA SPP.	ISLAND SNAPDRAGON	1 GAL		L	
HECHERA MANDIA	ALUM ROOT	1 GAL		L	
HEB DOULABIANA	PACIFIC GHOST IRIS	1 GAL		L	
LAVATERA ASSURANTIFLORA	TREE MALLOW	1 GAL		L	
HELIUS SPP.	MONKEY FLOWER	1 GAL		L	
PENTSTEMON SPP.	MILKWEED	1 GAL		L	
ROMNEYA COLUTER	NATILLIA POPPY	1 GAL		L	
SALVIA SPP.	SAGE	1 GAL		L	
ZARZHERIA SPP.	BUCKWHEAT	1 GAL		L	

Prepared By: HOWARD ASSOCIATES, INC.

Name: 2414 Second Street

Address: San Diego, CA 92101

Phone: 619-435-8000

Project Address: 1ST YUCA VALLEY

Project Name: JACKIE ROBINSON YMCA

Sheet Title: LANDSCAPE CONCEPT PLAN

Original Drawing Date: 10-12-14

Revisions: 8-12-2015

10-14-2015

HOWARD ASSOCIATES landscape architecture

Landscape Development Plan

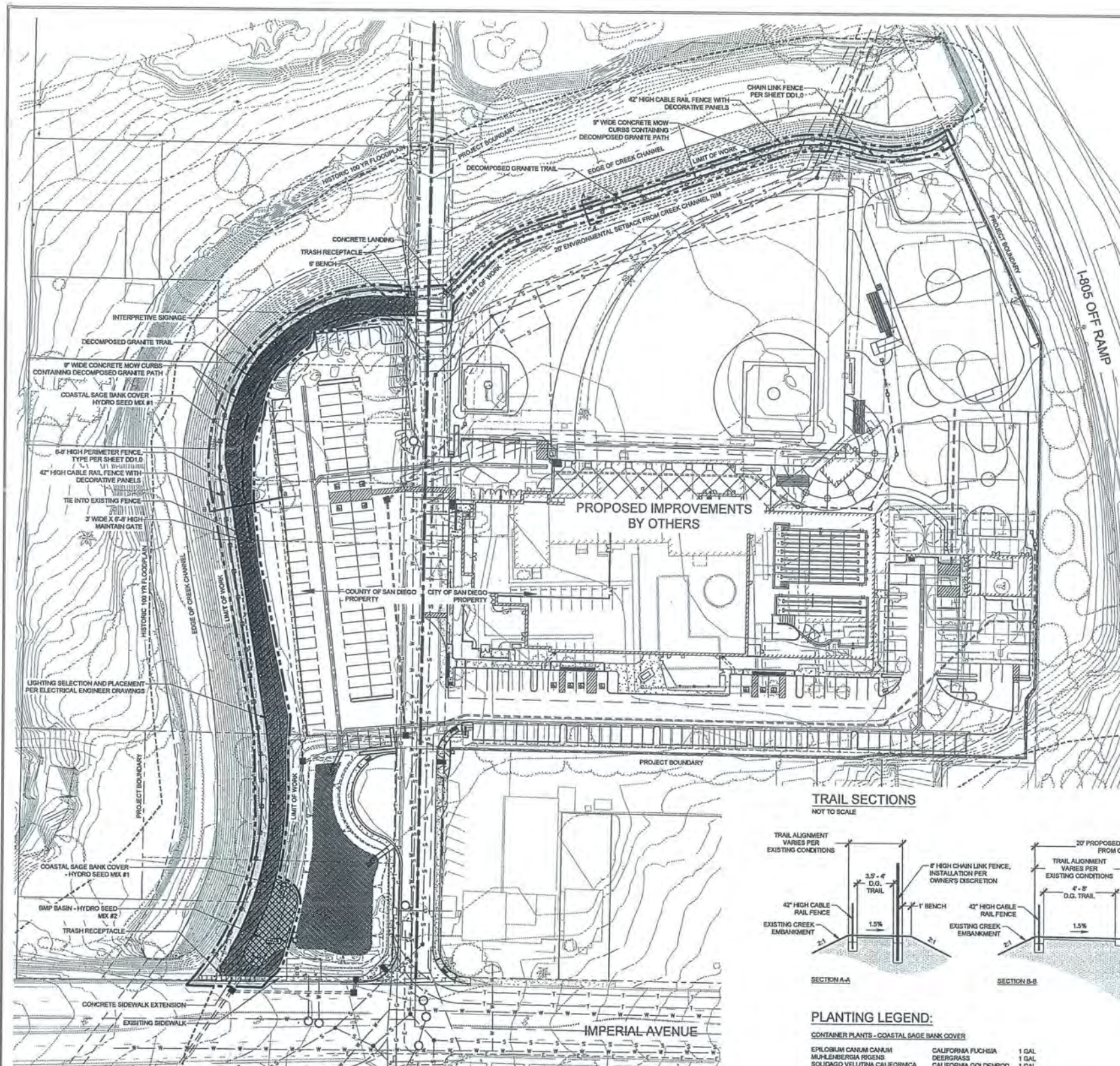
JACKIE ROBINSON FAMILY YMCA LANDSCAPE CONCEPT PLAN

project



LDP-2 Of 21 Sheets

Landscape Development Plan Jackie Robinson YMCA



Southeastern San Diego Planning Group

***Draft* Minutes**

Monday, 11th of January 2016, 6:00 pm

Neighborhood House, 841 S. 41st Street, San Diego, CA 92113

Contact: <http://www.southeasternsd.org> tomfuller@live.com 619-888-3242

Chair: Thomas D. Fuller
Vice Chair: Jim Brown

Secretary: Chelsea Klaseus
Treasurer: Patricia Duenas

-
1. **Call to order (6:17pm) and introductions.** Members Present: Tom Fuller, Robert Leif, Susan Leif, Steve Veach, Louise Torio, Xavier Aguirre, Jamie Capella, Chelsea Klaseus
 2. **Adopt the Agenda.** R. Leif/Capella MSC 8-0-0
 3. **Meeting Minutes Review and Approval: Carry over for the months of May 2015 and June 2015. Approval of the minutes for November 9th, 2015.**
Motion to move approval of November Minutes to February. Klaseus/R. Leif MSC 8-0-0
 4. **Public Comment:** The public may speak on matters not on the agenda up to 2 minutes.
Louise Torio – Thanked everyone who came to the Villa Montezuma on January 9th for it's quarterly opening. Over 200 people attended.
Martha Zapata – Encouraged people to see Villa Montezuma at the next event in March.
Chelsea Klaseus – Shared information on how to join the Southeastern San Diego Planning Group. Let people know about Circulate San Diego's event "How to Join Your Community Planning Group."
 5. **Reports**
 - A. **Elected Officials Staff Reports**
District 4: None.
District 8: Martha Zapata – Mentioned the State of the City is January 13th at 6pm and to get there early if you want to attend. Talked about El Nino. Shared that the Smart Growth and Land Use Committee will be taking up the sell of the old Logan Heights Library and to attend to share opinion if anyone cares to do so. The meeting is January 20th at 2:00pm.
District 9: Julio Rivera – Spoke about El Nino and if you see flooding to report it. Passed out newsletter. Mentioned the Martin Luther King Day of Service as well as an event giving away free smoke alarms in Mt. View and Mt. Hope.
Representative from the office of Juan Vargas: None.
 - B. **City Departments**
Civic San Diego, Sherry Brooks – Civic San Diego is reapplying for HUD grant money. Also attending in support of the Jackie Robinson YMCA.

- C. **CPC Report. Presenter, Robert Leif** – 10th update to Land Development Code. Discussed short term rentals in Encanto. They will now start getting a write up of motions before the minutes get sent out.
- D. **Chairs Report** – Declare that Erik Anderson's seat is vacant due to three consecutive absences.

6. Consent Items

- A. **Angled Parking Proposal for Harrison Avenue** (Evans Street-Sampson Street (Sampson Street-Sicard Street) Matthew Schmidt TE. Assistant Traffic Engineer, City of San Diego Traffic Operations **Klaseus/S. Leif MSC 8-0-0**
- B. **Angled Parking Proposal for Julian Avenue** (Evans Street-Dewey Street) Filipe Avila-Zepede, Jr. Engineer-Civil, City of San Diego, Transportation & storm Water Dept. Transportation Engineering Operations Division. **S. Leif/Klaseus MSC 8-0-0**

7. Information Items

- A. **Climate Action Plan and sustainability goals.** City project which proposes to install solar panels at 25 selected City facilities. James Chen and Bryan Olson from the City of San Diego Environmental Services Department presented and handed out copies of the Powerpoint presentation. There are two facilities in Southeastern San Diego that will be a part of Phase 1 of this project: Central Division Police Station Parking Garage and Mountain View Recreation Center. Robert Leif asked about solar failure backups at what the maximum output is of the panels. James said for Phase 2 they are looking into different types of back ups. Tom Fuller asked what percentage of the City is currently solar powered. James answered approximately 20%. Chelsea Klaseus asked what were the determining factors on locations and if Southeastern will be getting more in Phase 2. James answered that size and Council District are taken into considering. Reggie Womack asked about pricing. James said it will be a fixed price for 20 years and at the end of 20 years the three options are renegotiate a new contract, buy out the panels, give them back. The third party vendor is installing the panels at no cost to the City at a price that is cheaper than SDG&E. Steve Veach asked what the life of a solar panel is and James answered 25 years and decreases very slowly. At 20 years it will still hold 90% of the energy stored. Keryna Johnson mentioned that it would be great if charging stations were included.

8. Action Items

- A. **Pure Water**, requesting group support, for a city Pure Water Program.
Presenter, Ron Lacey City of San Diego Public Utilities Department.
Motion was made to support the City of San Diego Pure Water Program.
Veach/Klaseus MSC 7-0-1 (R. Leif)

- B. **PTS 420960, Jackie Robinson YMCA** 151 YMCA Way

Sustainable Building Expedite Program Planned Development Permit Site Development Permit (amend Permit No. 98-0692), and Conditional Use Permit

(amend CUP No. 89-0874) (Process 4) to demolish a recreational facility and construct a new 63,896 SF recreation facility. The 6.2 Acre site is located in the Southeastern San Diego Community Planning Area and zoned Southeastern San Diego Planned District (SES DPD-MF-2000). **Presenter:** Hedy Levine REC Consultant and Michael Bruner, Director Jackie Robinson YMCA.

Motion was made to support PTS Project 420960, Jackie Robinson YMCA. Veatch/R. Leif MSC 8-0-0

9. Adjournment (7:26pm)

Thomas Fuller, Chair (619) 888-3242



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Jackie Robinson YMCA, Project No. 402960

Project No. For City Use Only

402960

Project Address:

151 YMCA Way, San Diego, CA 92102

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:

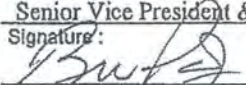
Project Title: Jackie Robinson YMCA, Project No. 402960	Project No. (For City Use Only) <div style="font-size: 1.5em; color: blue;">402960</div>
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): YMCA of San Diego and San Diego County <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 3708 Ruffin Road City/State/Zip: San Diego, CA 92123 Phone No: (858) 292-9622 Fax No: Name of Corporate Officer/Partner (type or print): Bernie Porter Title (type or print): Senior Vice President & General Counsel Signature:  Date: 8/19/15	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

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County
2015-2016
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Officers**

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Aegis Therapeutics

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CBS Radio - San Diego

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Ernst & Young LLP

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Tom Story Consulting,

THOMAS W. SADBERRY, JR.
Chairman of the Board
Sudberry Properties, Inc.

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Operations Team:**

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Steve Rowe
Paul Sullivan
Charmaine Gudgeon
Shelly McTighe-Rippengale
Bernie Porter
Tina Williams
Sue Ball
Lisa D'Angelo
Laurie Goganzner
Tom Madeyski
Kim Morgan
Sarah Reese
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Deanie Marin-Lucchese
Mark Thompson

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Williams, Christina L.	SR VICE PRESIDENT
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D'angelo, Lisa A.	REGIONAL VP II
Goganzer, Laurie J.	REGIONAL VP II
Madeyski, Thomas J.	REGIONAL VP II
Sauvajot, Robert E.	REGIONAL VP II

Bar
8/10/15