



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 11, 2016 **REPORT NO.** PC-16-017

ATTENTION: Planning Commission, Agenda of February 18, 2016

SUBJECT: AERO DRIVE SELF STORAGE - PROJECT NO. 417888.
PROCESS 4.

**OWNER/
APPLICANT:** Aero BE, LLC, a California limited liability company, Owner/
Bruce Jordan, Applicant

SUMMARY

Issue(s): Should the Planning Commission grant approval to develop a self-storage facility at 9645 Aero Drive within the Kearny Mesa community?

Staff Recommendation(s):

1. **Adopt** Mitigated Negative Declaration No. 417888 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Planned Development Permit No. 1469984.

Community Planning Group Recommendation - On July 15, 2015 the Kearny Mesa Planning Group voted 9:0:0 to recommend approval of the project.

Environmental Review - A Mitigated Negative Declaration No. 417888 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.

Fiscal Impact Statement - 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 development of this site, designated for industrial development by the Kearny Mesa Community Plan, with an industrial use will have no impact on the housing supply within the City of San Diego.

BACKGROUND

The Kearny Mesa Community Plan designates the 1.3 acre site for industrial development (Attachment 1). The site is located at 9645 Aero Drive (Attachment 2). The project site is legally described as Parcel 1 of Parcel Map No. 15802, filed September 21, 1989. The site, zoned IL-2-1, is presently developed with two industrial buildings, parking spaces and other minor improvements (Attachment 3). Existing industrial development surrounds the site immediately north, east, south and west. Montgomery Field is approximately 400 feet northwest of the site. Existing single dwelling unit development is approximately 950 feet southwest of the site.

DISCUSSION

Project Description

The Aero Drive Self Storage project (Project) proposes to demolish existing improvements and structures and to develop a 112,254 square foot, three-story self-storage facility with basement (Attachment 4). One-hundred percent of the 1.3 acre site would be graded. The grading excavation is estimated to be approximately 14,356 cubic yards with approximately 14,331 cubic yards exported. No retaining walls would be necessary to construct the project. The Project would meet all San Diego Municipal Code (SDMC) regulations, with the exception of one deviation to increase the floor area ratio.

Staff determined the Project would not potentially create any traffic or environmental impacts. Mitigation is required to address the potential for impacts to Paleontological resources. If the Project is approved, a Mitigation, Monitoring and Reporting Program has been prepared and would be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.

The proposed Project has been designed to comply with the regulations of the San Diego Municipal Code, including requirements for setbacks, parking, grading, landscaping and all other requirements of the development criteria for the IL-2-1 zone, with one deviation. The deviation is necessary to allow the site to be developed as proposed.

Deviation

The Project proposes a deviation from the IL-2-1 zone development regulations for floor area ratio (FAR) which limits industrial development in Kearny Mesa to 0.50 of the premises per SDMC Section 131.0631 Table 131-06C (Attachment 5). Floor area ratio is the relationship of the building to the size of the site as measured in square feet. The site measures 1.3 acres or 56,628 square feet and without a deviation would allow a building of 28,314 square feet. The Project proposes a building of 112,254 square feet which would result in a FAR of 2.0.

IL-2-1 zone development regulation specific to Kearny Mesa		
FAR	Site area (square feet)	Building area (square feet)
0.5	56,628	28,314
2.0	56,628	113,256

The SDMC regulations for industrial properties zoned IL-2-1 allow a maximum FAR of 2.0 City-wide, except in Kearny Mesa. Generally, deviations to FAR may not be requested through the Planned Development Permit (PDP) process, except in Kearny Mesa (Attachment 6). The PDP regulations allow deviations to be requested and decided by the Planning Commission as a Process Four decision, appealable to the City Council.

In accordance with the purpose of the PDP regulations, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. The proposed deviation to allow a FAR of 2.0 at this site in Kearny Mesa is consistent with the purpose of the industrial zone regulations. The purpose of the industrial zones are: “to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and provide flexibility in the design of new and redeveloped industrial projects while assuring high quality development, and to protect land for industrial uses and limit non-industrial uses” (SDMC Section 131.0601). More specifically, the IL (Industrial Light) zone purpose is: “to provide a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including non-industrial uses in some instances” (SDMC Section 131.0603).

Greater utilization of the site would result in a more desirable project than would be achieved if designed in strict conformance with the FAR limitation in Kearny Mesa. Industrially zoned land within the City of San Diego is limited. Developing industrial lands to their greatest potential is important for the economic prosperity of the City. Approving a project which will increase the utilization of land without traffic or other environmental impacts represents a benefit to the City. Furthermore, the deviation would allow the site to be developed with a self-storage facility consistent with the other self-storage facilities developed throughout the City of San Diego outside of Kearny Mesa. The proposed deviation is appropriate for this location and will result in a more desirable development at this property. Granting the deviation would be consistent with the development of other similarly zoned properties elsewhere in the City.

Community Plan Analysis

The Project is located on a parcel designated for industrial uses by the Kearny Mesa Community Plan (Plan). The proposed use for self-storage is consistent with this land use designation. The surrounding area is designated for and developed with industrial uses.

The Plan recommends, on page 13, development intensity controls through FAR. Since much of Kearny Mesa is developed at a lower FAR than recommended by the Plan, there is incentive for

underutilized property to redevelop. The Plan policy states no single property development should unacceptably impact surrounding properties and public facilities. The Plan policy supports a deviation to increase the FAR if the project analysis demonstrates there will be no potential traffic and environmental impacts. The Plan recommends, on page 25, that development proposals which exceed 0.50 FAR could be considered through a discretionary permit process that would address potential traffic and environmental impacts. The Mitigated Negative Declaration No. 417888 evaluated the potential for environmental impacts associated with the Project.

Typically a traffic study is required when the projected average daily trips (ADT) generated from a project would be greater than 1,000 or when the peak hour ADT exceeds 100 during the highest hour. The Project is anticipated to generate approximately 232 ADT with 20 peak hour trips in the afternoon. This estimate is based on a trip generation rate of 2 ADT per 1,000 square feet of rental storage space from Table 1 of the City's adopted Trip Generation Manual. Based on this analysis, a traffic study is not required.

The project area is underlain by the geologic Stadium Conglomerate formation. The Stadium Conglomerate formation has a high sensitivity rating, or likelihood, for paleontological resources. The City of San Diego Significance Determination Thresholds identifies whenever a project excavates more than 1,000 cubic yards at a site with a high sensitivity rating and excavates ten feet in depth or greater, a significant impact to paleontological resources may occur. The Project proposes to grade 14,356 cubic yards of material and at a depth greater than ten feet. Mitigation is required to address the potential for impacts to paleontological resources encountered during grading operations. Should the project be approved, the Mitigation Monitoring and Reporting Program will require monitoring for paleontological resources.

The Plan recommends, on page 26, landscaping in yard areas that abut freeways, prime arterials, and other streets to buffer building tenants and pedestrians from traffic and to present aesthetically pleasing views along transportation corridors. Eucalyptus trees are proposed adjacent to Aero Drive, which would be consistent with the existing mature eucalyptus trees along Aero Drive. Further, the Project would comply with the City-wide Landscape regulations.

The Plan recommends, on page 39, signage be designed as an integral part of any site in order to provide comprehensible messages to employees and consumers in Kearny Mesa. Whether signs are used to identify building tenants or provide direction for vehicular parking, the desired objective is to accommodate effective signage consistent with City-wide regulations. The Project signage is proposed to integrate into the façade of the building. Overall the proposed project is consistent with the Plan.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project

(Attachments 7 and 8) and draft conditions of approval (Attachment 9). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 1469984, **with modifications.**
2. **Deny** Planned Development Permit No. 1469984, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



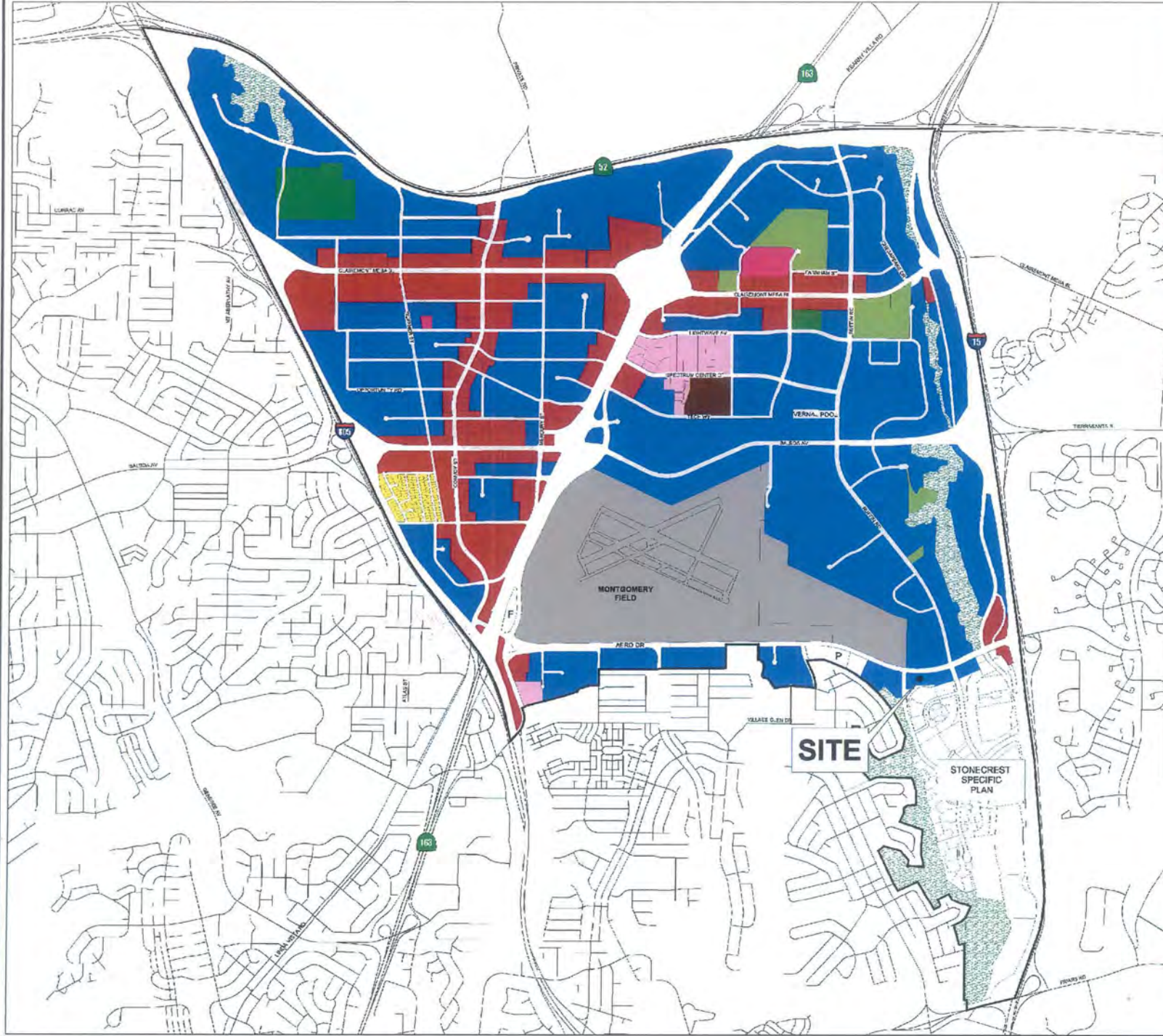
John S. Fisher
Development Project Manager
Development Services Department

VACCHI:JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Cover Sheet, Sheet 1 of 18 of Project plans
5. SDMC Sec. 131.0631, Table 131-06C
6. SDMC Sec. 143.0410(a)(3)(B)
7. CEQA Resolution with Mitigation, Monitoring and Reporting Program
8. Draft Permit Resolution with Findings
9. Draft Permit with Conditions
10. Kearny Mesa Planning Board recommendation
11. Remaining Project Plans
12. Ownership Disclosure statement
13. Project data sheet

KEARNY MESA COMMUNITY PLAN LAND USE



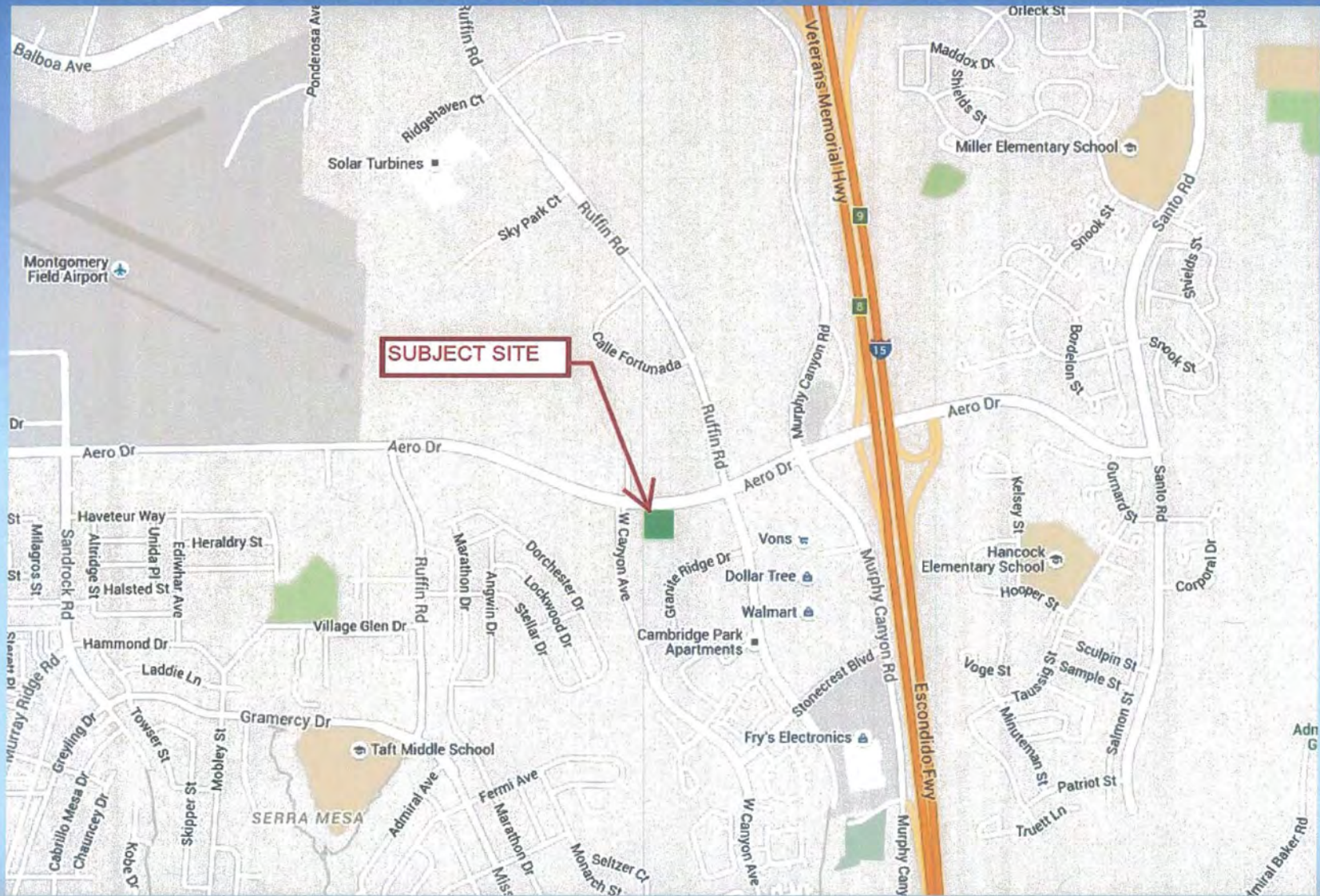
THE CITY OF SAN DIEGO
CITY PLANNING &
COMMUNITY INVESTMENT

- LEGEND**
- Industrial and Business Parks
 - General Commercial
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential
 - Mixed Use Commercial Residential
 - General Aviation Airport
 - Fire/Police Stations
 - County Facilities
 - Community Parks
 - Open space
 - Utility



THIS MAP IS PREPARED BY THE CITY OF SAN DIEGO, CALIFORNIA, UNDER THE AUTHORITY OF THE CITY PLANNING DEPARTMENT. THE CITY OF SAN DIEGO, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE CITY OF SAN DIEGO, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE CITY OF SAN DIEGO, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

Development Services Department Project Management Division



Development Services Department
Project Management Division



AERO DRIVE SELF STORAGE



PROJECT DIRECTORY	BASIS OF DESIGN	PROJECT DATA	SHEET INDEX															
<p>PROPERTY OWNER/APPLICANT BARON EQUITIES, INC. 2121 ROSECRANS BLVD, SUITE 4335 EL SEGUNDO, CALIFORNIA 90245 TELEPHONE: (614) 446-5111 CONTACT: HEATH GREGORY E-MAIL: heath@baroneq.com</p> <p>ARCHITECT JORDAN ARCHITECTS INC. 151 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CALIFORNIA 92612 TELEPHONE: (949) 588-8010 FAX: (949) 588-8210 CONTACT: MARCELO QUIROGA E-MAIL: mqiroga@jordanarchitects.com</p> <p>LANDSCAPE ARCHITECT CRAIG WEBER AND ASSOCIATES 450 SANTIAGO AVE LONG BEACH, CALIFORNIA 90804 TELEPHONE: (562) 444-0411 CONTACT: CRAIG WEBER</p> <p>CIVIL ENGINEER SAXON ENGINEERING SERVICES, INC. 2605 TEMPLE HEIGHTS DRIVE, SUITE A OCEANSIDE, CALIFORNIA 92056 TELEPHONE: 949-566-2180 FAX: 800-693-4143 CONTACT: KURT SAXON E-MAIL: kurt@saxonengr.com</p>	<p>BUILDING CODES: 2015 CALIFORNIA BUILDING CODE 2015 CALIFORNIA FIRE CODE CITY OF SAN DIEGO MUNICIPAL CODE</p> <p>OCCUPANCY CLASSIFICATIONS: STORAGE S-1 (MODERATE) OFFICE B</p> <p>OCCUPANCY SEPARATION: (TABLE 508.4) BETWEEN S-1 AND B, NO REQUIRED PER CBC TABLE 508.4</p> <p>TYPES OF CONSTRUCTION: TYPE II-B</p> <p>SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH CBC 905.5.11</p> <p>ALLOWABLE AREA: (PER CBC TABLE 503) S1 - TYPE II B = 11,500 SQ. FT. PER STORY TOTAL ALLOWABLE AREA PER SPRINKLER SYSTEM INCREASE = 52,500 SQ. FT. PER STORY B - TYPE II B = 29,000 SQ. FT. PER STORY TOTAL ALLOWABLE AREA PER SPRINKLER SYSTEM INCREASE = 64,000 SQ. FT. PER STORY</p> <p>ALLOWABLE HEIGHT: (PER CBC TABLE 503) TOTAL ALLOWABLE HEIGHT PER SPRINKLER SYSTEM INCREASE = 75 FEET MAXIMUM BUILDING HEIGHT PROPOSED = 50'-0" AT FINISH GRADE</p> <p>SCOPE OF WORK: CONSTRUCTION OF A NEW 5 STORY WITH BASEMENT SELF STORAGE FACILITY. THE SAN DIEGO MUNICIPAL CODE (SDMC) ALLOWS FOR AN F.A.R. OF 2.0 IN THIS ZONE. THE KEARNEY MESA COMMUNITY PLAN (KMCP) LIMITS F.A.R. TO 0.5. HOWEVER, THE BOTTOM OF PAGE 25 OF THE KMCP STATES THAT DEVELOPMENT PROPOSALS UP TO 2.0 F.A.R. COULD BE CONSIDERED THROUGH A DISCRETIONARY PERMIT PROCESS THAT WOULD ADDRESS POTENTIAL TRAFFIC AND ENVIRONMENTAL IMPACTS. THE PROPOSED USE DECREASES TRAFFIC AND IS OF LITTLE TO NO IMPACT ON THE ENVIRONMENT. THIS PROJECT SEEKS THE APPROVAL OF A 2.0 F.A.R.</p>	<p>SITE DATA: ADDRESS: 9645 AERO DRIVE SAN DIEGO, CA 92126 YEAR CONSTRUCTED: 1964 APN: 4214-002-800 ZONING: IL-2-1 OVERLAY: MONTGOMERY FIELD AIRPORT INFLUENCE OVERLAY ZONE</p> <p>OVERLAY: GEOLOGIC HAZARD CATEGORY 52</p> <p>LEGAL DESCRIPTION: PARCEL 1 ON PARCEL MAP# 18602, FILED IN COUNTY RECORDER OF SD, 4/21/1984 AS FILE# 1864-501394.</p> <p>TOTAL SITE AREA: 1.5 ACRES (66,628 SQ. FT.)</p> <p>EXISTING USE: PROPERTY IS CURRENTLY VACANT. PREVIOUS USE WAS OFFICE - WAREHOUSE.</p> <p>PROPOSED USE: SELF STORAGE FACILITY FOR THE PURPOSE OF STORING HOUSEHOLD GOODS.</p> <table border="1"> <tr> <td>FLOOR AREA RATIO (PER SDMC):</td> <td>REQUIRED 0.5</td> <td>PROPOSED 2.0</td> </tr> <tr> <td>MAXIMUM HEIGHT:</td> <td>N/A</td> <td>46'-0"</td> </tr> <tr> <td>FRONT YARD SETBACK:</td> <td>20'</td> <td>40'-0"</td> </tr> <tr> <td>SIDE YARD SETBACK:</td> <td>20'</td> <td>25'-0"</td> </tr> <tr> <td>REAR YARD SETBACK:</td> <td>15'</td> <td>50'-0"</td> </tr> </table> <p>BUILDING AREAS: BASEMENT: 29,491 SQ. FT. FIRST LEVEL: 29,805 SQ. FT. SECOND LEVEL: 30,670 SQ. FT. THIRD LEVEL: 30,670 SQ. FT. OFFICE: 1,692 SQ. FT. TOTAL GROSS AREA: 112,254 SQ. FT.</p> <p>PARKING DATA (FROM TABLE 148-026 OF THE SDMC): OFFICE: 5.5 SPACES PER 1,000 S.F. 5 SPACES AUTOMOBILE SPACE: (1,692/10,000 = 1,692 x 5.5 = 9,306) 9 SPACES MOTORCYCLE (2% OF MIN. NUMBER OF SPACES, OR 2 MIN) 2 SPACES STORAGE: 1 SPACE PER 10,000 S.F. (110,602/10,000 = 11.06) 11 SPACES</p> <p>TOTAL REQUIRED AUTOMOBILE PARKING: 16 SPACES TOTAL PROPOSED AUTOMOBILE PARKING: 16 SPACES TOTAL REQUIRED MOTORCYCLE PARKING: 2 SPACES TOTAL PROPOSED MOTORCYCLE PARKING: 2 SPACES</p> <p>NOTE: PARKING STALL DIMENSIONS AND DRIVE AISLE DIMENSIONS WERE TAKEN FROM SDMC SECTION 142.0560.</p>	FLOOR AREA RATIO (PER SDMC):	REQUIRED 0.5	PROPOSED 2.0	MAXIMUM HEIGHT:	N/A	46'-0"	FRONT YARD SETBACK:	20'	40'-0"	SIDE YARD SETBACK:	20'	25'-0"	REAR YARD SETBACK:	15'	50'-0"	<p>ARCHITECTURAL 1 COVER SHEET 2 DEMOLITION PLAN 3 PRELIMINARY SITE PLAN 4 FIRE ACCESS PLAN 5 BASEMENT FLOOR PLAN 6 FIRST LEVEL FLOOR PLAN 7 SECOND LEVEL FLOOR PLAN 8 THIRD LEVEL FLOOR PLAN 9 ROOF PLAN 10 ELEVATIONS 11 ELEVATIONS 12 BUILDING SECTIONS</p> <p>LANDSCAPE 13 PRELIMINARY PLANTING PLAN 14 LANDSCAPE CALCULUS DIAGRAM</p> <p>CIVIL 15 TITLE SHEET 16 DEMOLITION PLAN 17 PRELIMINARY GRADING PLAN 18 DETAIL SHEET</p> <p>VICINITY MAP</p>
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<p>CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245</p> <p>PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123</p> <p>SHEET TITLE COVER SHEET</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>COMMENT</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/24/15</td> <td>CYCLE ISSUES</td> </tr> <tr> <td>2</td> <td>08/24/15</td> <td>CYCLE ISSUES</td> </tr> <tr> <td>3</td> <td>01/15/16</td> <td>CYCLE ISSUES</td> </tr> </tbody> </table> <p>PROJECT MANAGER: B.J. DATE: 01/18/16 JOB NUMBER: 14-1140 SHEET NUMBER: 1 OF 18</p>				REV.	DATE	COMMENT	1	01/24/15	CYCLE ISSUES	2	08/24/15	CYCLE ISSUES	3	01/15/16	CYCLE ISSUES			
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§131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

Table 131-06C
Development Regulations for Industrial Zones

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1			1			1		1	1
Max permitted residential density⁽¹⁰⁾		1,000			-			-		-	-
Supplemental residential regulations [see Section 131.0623(i)]		applies			-			-		-	-
Lot Area											
Min Lot Area (sf)		40,000			15,000 ⁽¹⁾			30,000		10,000	40,000
Max Lot Area (sf)		-			-			-		15,000	-
Min Lot Dimensions											
Lot Width (ft)		100			75			100		50	100
Street Frontage (ft)		100 ⁽²⁾			75			100		50	100 ⁽²⁾
Lot Depth (ft)		200			100			150		100	200
Setback Requirements											
Min Front Setback (ft)		20 ⁽³⁾			15 ⁽³⁾			20 ⁽³⁾		10	20 ⁽³⁾
Std Front Setback (ft) [See Section 131.0643(b)]		25 ⁽³⁾			20 ⁽³⁾			25 ⁽³⁾			25 ⁽³⁾
Min Side Setback (ft)		15			10			15		5/0 ⁽⁸⁾	15
Min Street Side Setback (ft)		20 ⁽⁴⁾			15 ^{(4),(5)}			20 ^{(4),(5)}		10 ⁽⁹⁾	20 ⁽⁴⁾
Std Street Side Setback (ft)					20 ^{(4),(5)}			25 ^{(4),(5)}			
Min Side Setback Abutting Residential (ft)		30			25			30		10	30
Min Rear Setback (ft)		25			0 ⁽⁶⁾			20		10	25
Std Rear Setback (ft)					15 ⁽⁶⁾						
Min Rear Setback Abutting Residential (ft)		50			25			30		15	50
Max Structure Height [See Section 131.0644]		-			-			-		-	-
Max Floor Area Ratio		2.0 ⁽⁷⁾⁽¹¹⁾			2.0 ⁽⁷⁾⁽¹¹⁾			2.0 ⁽¹¹⁾		2.0 ⁽¹¹⁾	2.0 ⁽⁷⁾⁽¹¹⁾
Street Wall Requirements [See Section 142.1030]		-			applies			applies		-	-
Outdoor Amenities [See Section 131.0665]		applies			applies			applies		-	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies			applies			applies		applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	applies

Footnotes for Table 131-06C

- 1 Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- 2 See Section 131.0642.
- 3 See Section 131.0643(a).
- 4 See Section 131.0643(c).
- 5 See Section 131.0643(e).
- 6 See Section 131.0643(d).
- 7 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- 8 See Section 131.0643(f).
- 9 See Section 131.0643(g).
- 10 One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.
- 11 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
 (Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)
 (Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
 (Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
 (Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

§131.0642 Lot Dimensions in Industrial Zones

The minimum *street frontage* is 60 feet for any *lot* in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.
 (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

131.0643 Setback Requirements in Industrial Zones

- (a) Front *Setback* in the IP, IL, IH, and IBT Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

- (c) After construction of a *development* in accordance with a Planned Development Permit proposed uses that require a Neighborhood Use Permit or Conditional Use Permit may be permitted without an amendment to the Planned Development Permit unless the amendment involves exterior modifications to the *premises* that are not in *substantial conformance* with the approved Planned Development Permit.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0410 General Development Regulations for Planned Development Permits

(a) Deviations

- (1) The base zone development regulations apply to all *developments* except to the extent that deviations are included as part of the approved Planned Development Permit.
- (2) In accordance with the purpose of this division, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. Significant deviations from the base zone regulations that are not consistent with the purpose of this division require a variance in conjunction with the approval of the Planned Development Permit.
- (3) A Planned Development Permit may not be used to request deviations from any of the following regulations:
 - (A) Maximum building height of 30 feet for the area in the Coastal Height Limit Overlay Zone as identified in Section 132.0502;
 - (B) *Floor area ratio* for the entire *premises* except as permitted in the Kearny Mesa Community Plan;
 - (C) Residential *density* unless an affordable housing density bonus is obtained in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations);
 - (D) Residential *density* unless the residential component is part of a mixed-use (commercial/residential) project and the applicable *land use plan* establishes a higher *density* than the base zone;
 - (E) Applicable supplemental regulations identified in Table 143-04A;

RESOLUTION NUMBER PC-_____

ADOPTED ON FEBRUARY 18, 2016

WHEREAS, on April 22, 2015, Aero BE, LLC, a California limited liability company, submitted an application to Development Services Department for a Planned Development Permit for the Aero Drive Self Storage (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on February 18, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 417888 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA, 92101.

BE IT FURTHER RESOLVED, 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: _____
John S. Fisher
Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Planned Development Permit No. 1469984

PROJECT NO. 417888

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 417888 shall be made conditions of Planned Development Permit No. 1469984 as may be further described below.

I. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):**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 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 DSD 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 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:

Paleontologist

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number **417888** and/or Environmental Document Number **417888**, 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 DSD 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
Paleontology	Paleontology Report	Paleontology site observation

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES MITIGATION

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (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.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

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

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

DRAFT

**PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1469984
AERO DRIVE SELF STORAGE PROJECT NO. 417888 [MMRP]**

WHEREAS, Aero BE, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing improvements and structures and develop a 112,254 square foot, three-story self-storage facility with basement (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1469984), on portions of a 1.3 acre site;

WHEREAS, the project site is located at 9645 Aero Drive in the IL-2-1 zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 15802, filed September 21, 1989;

WHEREAS, on February 18, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1469984 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 18, 2016.

FINDINGS:

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

The Kearny Mesa Community Plan designates the site for industrial uses. The Kearny Mesa Community Plan recommends development intensity controls through floor area ratios. Since much of Kearny Mesa is developed at lower floor area ratios than those recommended by the Kearny Mesa Community Plan, there is incentive for underutilized property to redevelop while also ensuring that no single property development unacceptably impacts surrounding properties and public facilities. Per the Kearny Mesa Community Plan, development proposals which exceed 0.50 floor area ratios may be considered through a discretionary permit process provided potential traffic and environmental impacts are addressed. A traffic study would be required when the projected average daily trips generated from a project would be greater than 1,000 or when the peak hour average daily trips exceeds 100 during the highest hour. The Project will generate approximately 232 average daily trips with 20 peak hour trips in the afternoon. This estimate is based on a trip generation rate of 2 average daily trips per 1,000 square feet of rental storage space from Table 1 of the City's adopted Trip Generation Manual. Based on these facts, a traffic study is not required.

The project site is underlain by the geologic Stadium Conglomerate formation. The Stadium Conglomerate formation has a high sensitivity rating, or likelihood, for the presence of paleontological resources. The City of San Diego Significance Determination Thresholds identifies whenever a project excavates greater than 1,000 cubic yards at a site with a high sensitivity rating and excavates ten feet in

depth or greater, a significant impact to paleontological resources may occur. The Project proposes to excavate 14,331 cubic yards of material from the project site and at a depth greater than ten feet. Mitigation will address the potential for impacts to paleontological resources encountered during grading operations. Analysis of the proposed Project indicates there will be no unacceptable impacts to surrounding properties and public facilities or traffic and environmental impacts. 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 will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

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 proposed Project has been designed to comply with the regulations of the San Diego Municipal Code (SDMC), including requirements for setbacks, parking, grading, landscaping and all other requirements of the development criteria for the IL-2-1 zone, with one deviation as allowed through the Planned Development Permit process. The deviation is necessary to allow the site to be developed with a self-storage facility consistent with the other self-storage facilities developed throughout the City of San Diego in the IL-2-1 zone. The proposed deviation addresses a requirement of the SDMC which limits properties in the IL-2-1 zone in Kearny Mesa to a maximum floor area ratio of 0.50 where other properties in the IL-2-1 zone elsewhere in the City may develop to a maximum floor area ratio of 2.0. The Planned Development Permit regulations specifically allow an applicant to request a deviation for floor area ratio for industrial sites in the Kearny Mesa community.

The Kearny Mesa Community Plan recommends development intensity controls through floor area ratios. Since much of Kearny Mesa is developed at a lower floor area ratio than as recommended by the Kearny Mesa Community Plan, there is incentive for underutilized property to redevelop while also ensuring that no single property development unacceptably impacts surrounding properties and public facilities. Development proposals which exceed 0.50 floor area ratio may be considered through a discretionary permit process provided potential traffic and environmental impacts are addressed. Analysis of the Project indicates there will be no unacceptable impacts to surrounding properties and public facilities or traffic and environmental impacts.

In accordance with the purpose of the Planned Development Permit regulations, deviations from the

applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. The proposed deviation to allow a floor area ratio of 2.0 at a site in Kearny Mesa is consistent with the purpose of the industrial zone regulations which is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and provide flexibility in the design of new and redeveloped industrial projects while assuring high quality development and to protect land for industrial uses and limit non-industrial uses. More specifically, the IL zone purpose is to provide a wide range of manufacturing and distribution activities. The development standards of the IL-2-1 zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL-2-1 zones are intended to permit a range of uses, including non-industrial uses in some instances.

In that the Kearny Mesa Community Plan specifically allows for the deviation process if it can be shown there will be no potential traffic and environmental impacts, which the analysis of this project has shown, and that the Planned Development Permit regulations specifically allow for the deviation in Kearny Mesa, the proposed deviation is appropriate for this location and will result in a more desirable development of this property as a result of granting the deviation as it will be consistent with other similarly IL-2-1 zoned properties elsewhere in the City.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1469984 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1469984, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: February 18, 2016

SAP Number: 24005753

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: 24005753

PLANNED DEVELOPMENT PERMIT NO. 1469984
AERO DRIVE SELF STORAGE PROJECT NO. 417888 [MMRP]
PLANNING COMMISSION

This Planned Development Permit No. 1469984 is granted by the Planning Commission of the City of San Diego to Aero BE, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0604. The 1.3 acre site is located at 9645 Aero Drive in the IL-2-1 zone of the Kearny Mesa Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 15802, filed September 21, 1989.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing improvements and structures and develop a 112,254 square foot, three-story self-storage facility with basement described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 18, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolish the existing improvements and structures and develop a 112,254 square foot, three-story self-storage facility with basement;
- b. A deviation from the IL-2-1 floor area ratio in Kearny Mesa which limits industrial development to 0.50 of the premises to allow this development a floor area ratio of 2.0;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 3, 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 417888, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 417888, 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 Cultural Resources (Paleontology).

ENGINEERING REQUIREMENTS:

14. The project proposes to export 14,331 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlets in the Aero Drive right-of-way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the two driveways with current City Standard twenty-four foot wide concrete driveways, adjacent to the site on Aero Drive, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Aero Drive, satisfactory to the City Engineer.

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

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

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

23. 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 shall be implemented concurrently with the commencement of grading activities.

24. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent with a valid Waste Discharge identification number 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, a revised Notice of Intent 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:

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

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

27. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

29. Prior to issuance of any construction permits for buildings, including shell, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development

Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A."

30. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

PLANNING/DESIGN REQUIREMENTS:

32. 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.

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

34. 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

35. No fewer than 16 parking spaces including 1 van accessible space, 1 carpool/zero emissions, and 2 motorcycle spaces shall be maintained on the property at all times in the approximate locations shown on 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.

INFORMATION ONLY:

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

the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

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

APPROVED by the Planning Commission of the City of San Diego on February 18, 2016 by Resolution No. PC-(to be filled in).

DRAFT

Permit Type/PTS Approval No.: PDP No. 1469984
Date of Approval: February 18, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

Aero BE, LLC,
a California limited liability company,
Owner/Permittee

By _____
Heath H. Gregory
President

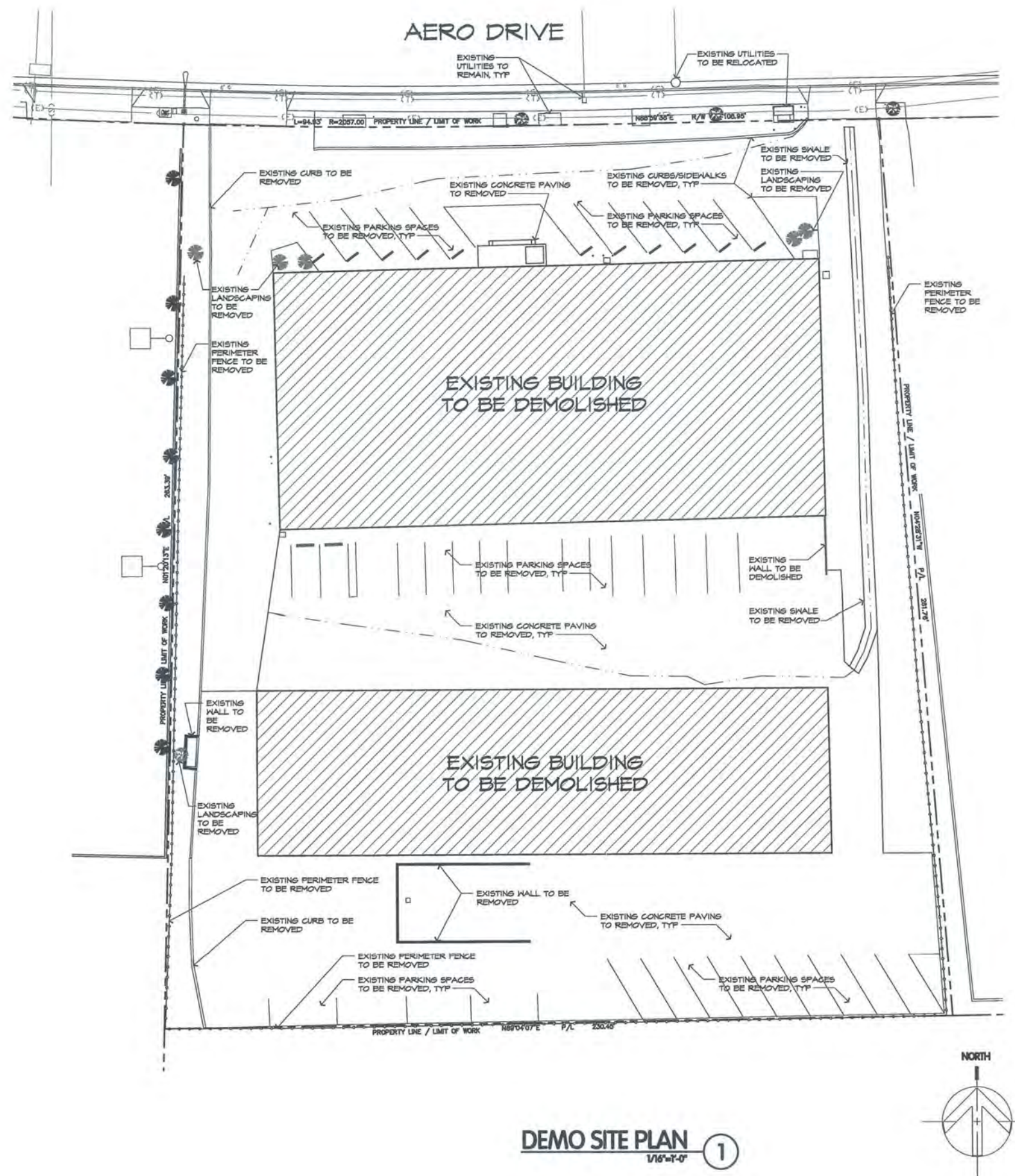
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



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

Community Planning Committee Distribution Form Part 2

Project Name: Aero Drive Self Storage		Project Number: 417888	Distribution Date: 4/22/2015
Project Scope/Location: KEARNY MESA (Process 4) Planned Development Permit for a deviation from the development regulations for an increase in floor area ratio (FAR) for the construction of a 115,996 sq ft, 3-story above basement level Self Storage Building with existing buildings to be demolished at 9645 Aero Dr. The 1.3 acre site is in the IL-2-1 zone within the Kearny Mesa Community Plan Area. Council District 7.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Sandra Teasley	Phone Number: (619) 446-5271	Fax Number: (619) 321-3200	E-mail Address: STeasley@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes: 9	Members No: 0	Members Abstain: 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: NONE			
NAME: JEFFREY SAILLEN		TITLE: CHAIR	
SIGNATURE: <i>[Signature]</i>		DATE: 7.15.15	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



DEMO SITE PLAN ①
1/16"=1'-0"

jordan

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

architects, inc.

Telephone (949) 388-8090
Facsimile (949) 388-8290

CLIENT / PROPERTY OWNER
BARON EQUITIES
2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

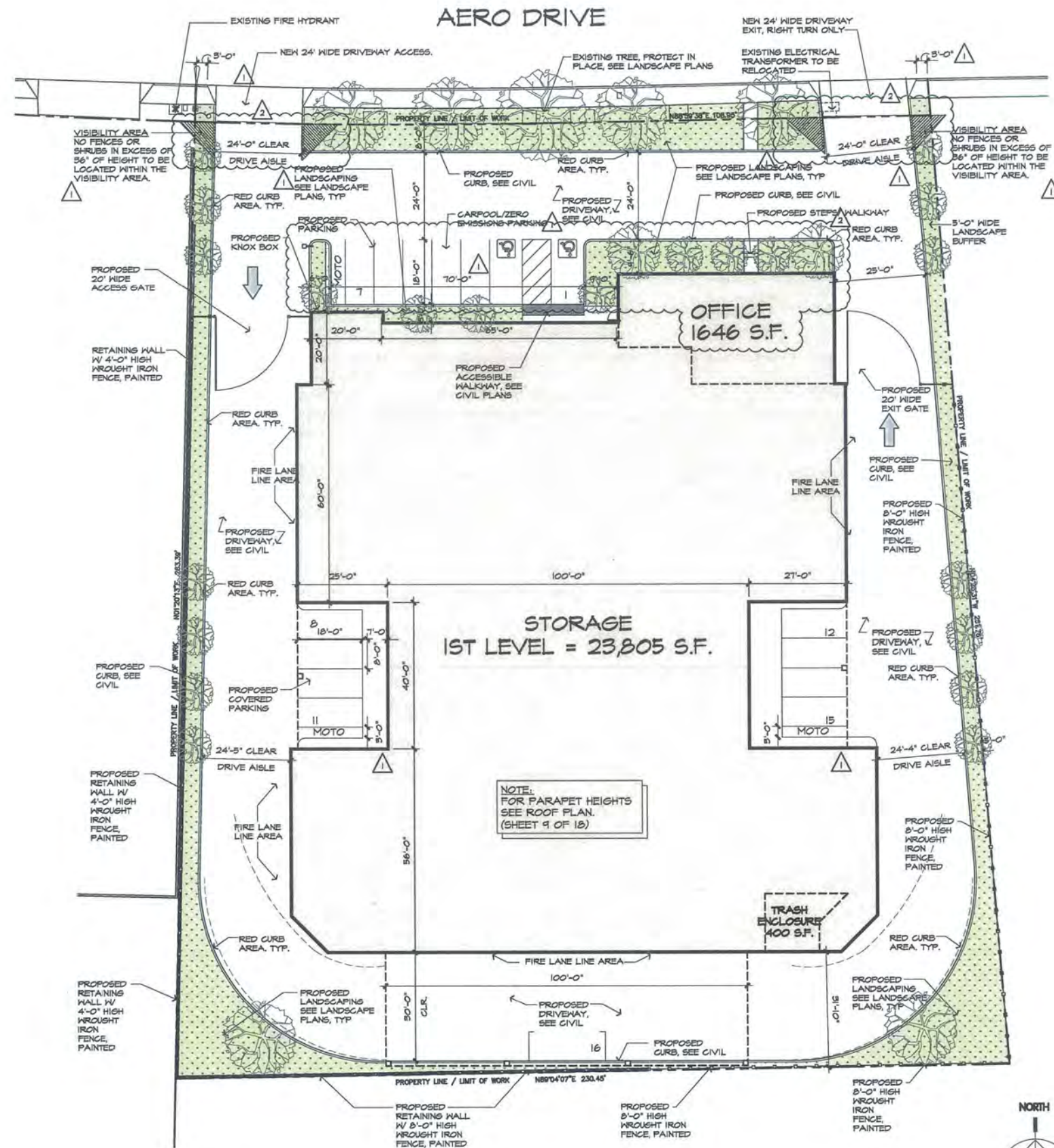
PROJECT
AERO DRIVE SELF STORAGE
9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE
DEMO SITE PLAN

REV.	DATE	COMMENT	
1	01/24/15	CYCLE ISSUES	PROJECT MANAGER: B.J.
2	08/24/15	CYCLE ISSUES	DATE: 09/02/15

JOB NUMBER: 14-1140

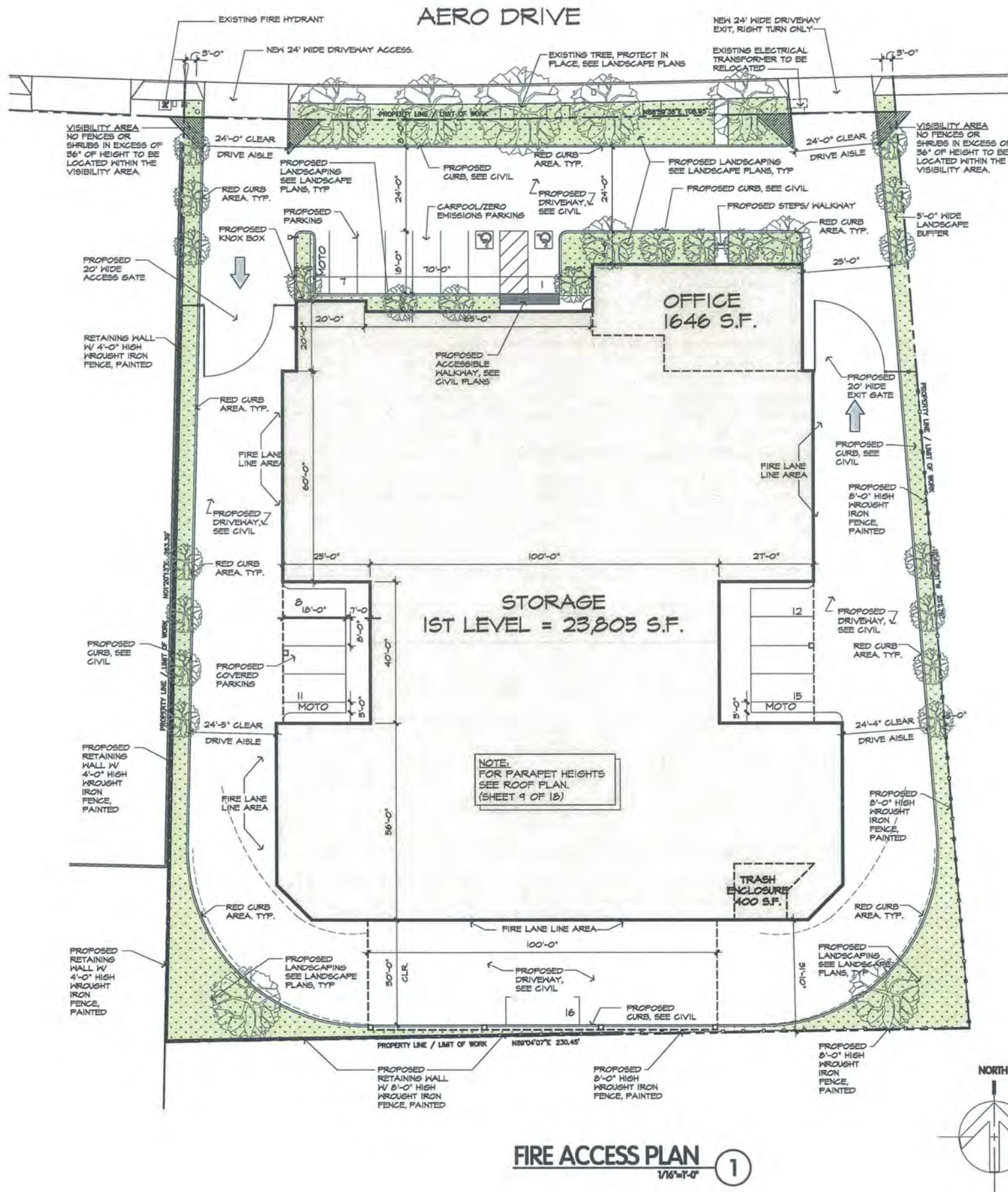
SHEET NUMBER: **2 OF 18**



PRELIMINARY SITE PLAN ①
1/16"=1'-0"

NOTE:
 -PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
 - THERE ARE NO EXISTING OR PROPOSED BUS STOPS.

		131 Calle Iglesia, Suite 100 San Clemente, CA. 92672-7541 Telephone (949) 388-8090 Facsimile (949) 388-8290	
CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245			
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123			
SHEET TITLE PRELIMINARY SITE PLAN			
REV. ① 01/24/15 ② 08/24/15	DATE 01/24/15 08/24/15	COMMENT CYCLE ISSUES CYCLE ISSUES	PROJECT MANAGER: B.J. DATE: 09/02/15 JOB NUMBER: 14-1140 SHEET NUMBER: 3 OF 18



NOTES:

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209
- CFC 503.2.3 FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
- CBC SEC. 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A.□
- CFC CH 33, FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
- CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
- PROVIDE OPTICAL CONTROL WITH KNOX SWITCH OVERRIDE.
- CFC 507.5.5- CLEAR SPACE AROUND HYDRANTS: A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- CFC 507.5.6 - PHYSICAL PROTECTION: WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION
- CFC 312.CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF.



FIRE HYDRANT RADII ②
1/128"=1'-0"

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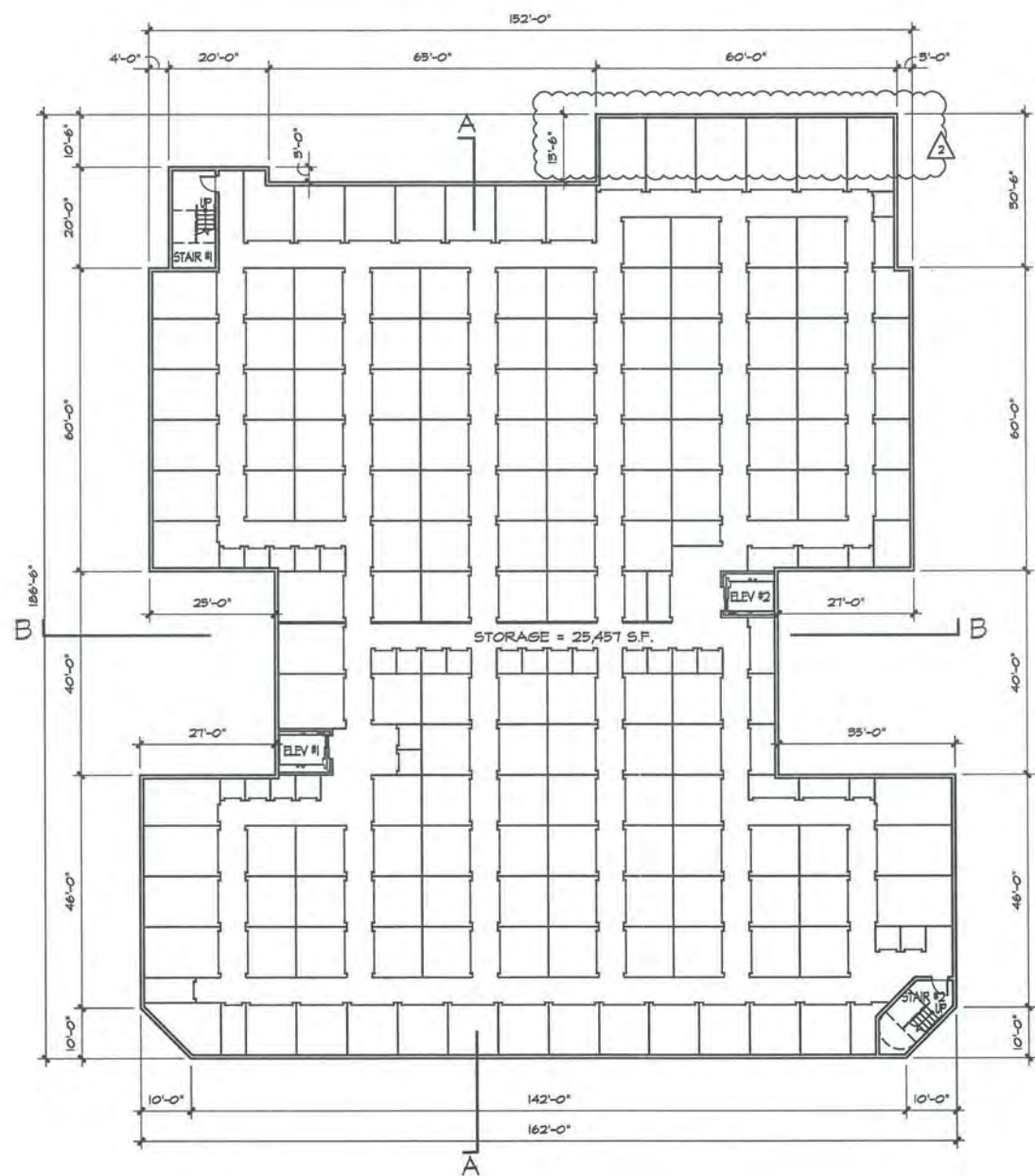
131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541
Telephone (949) 388-8090
Facsimile (949) 388-8290

CLIENT / PROPERTY OWNER
BARON EQUITIES
2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

PROJECT
AERO DRIVE SELF STORAGE
9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE
FIRE ACCESS PLAN

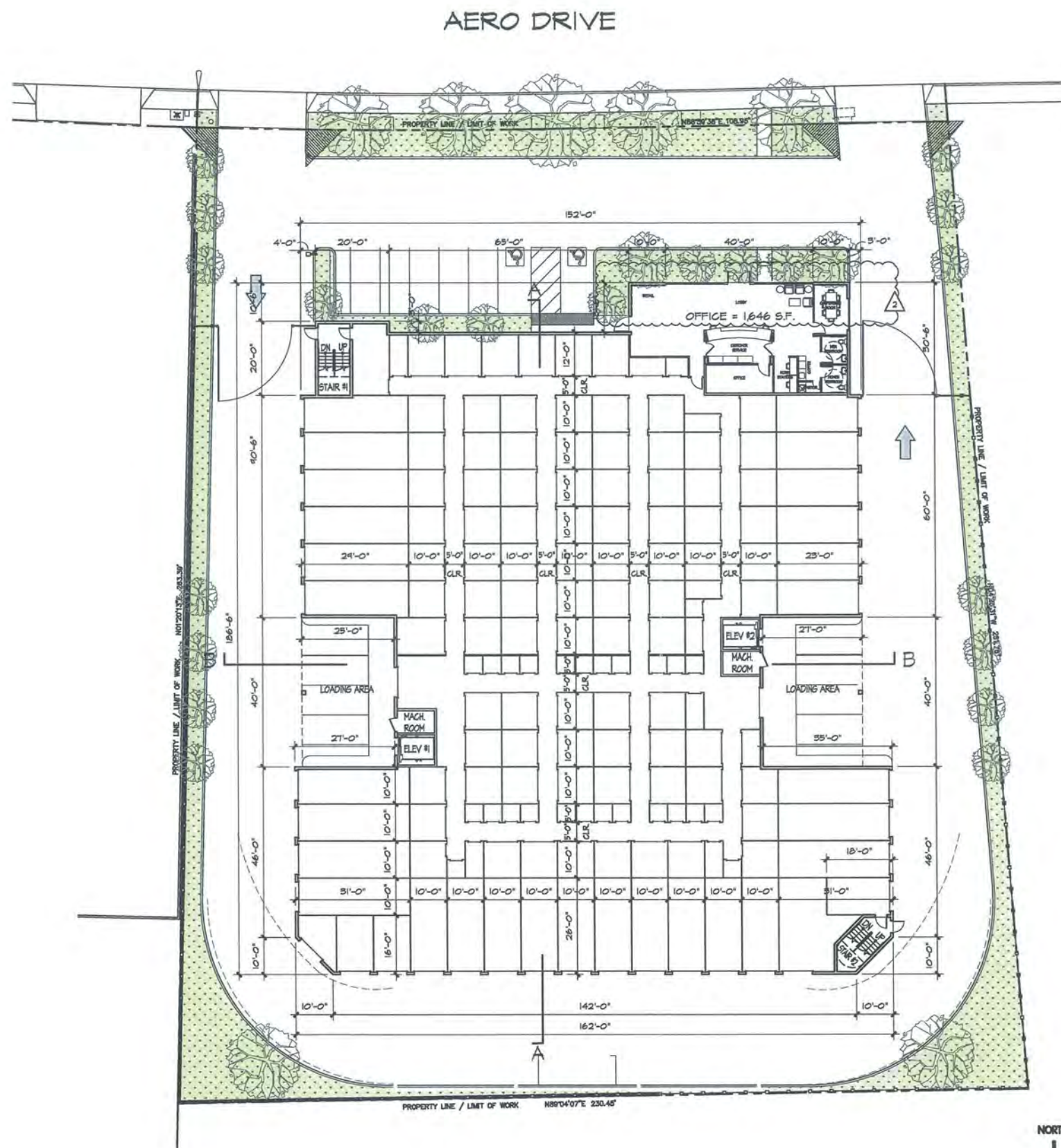
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②	08/24/15	CYCLE ISSUES	DATE: 09/02/15
			JOB NUMBER: 14-1140
			SHEET NUMBER: 4 OF 18



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



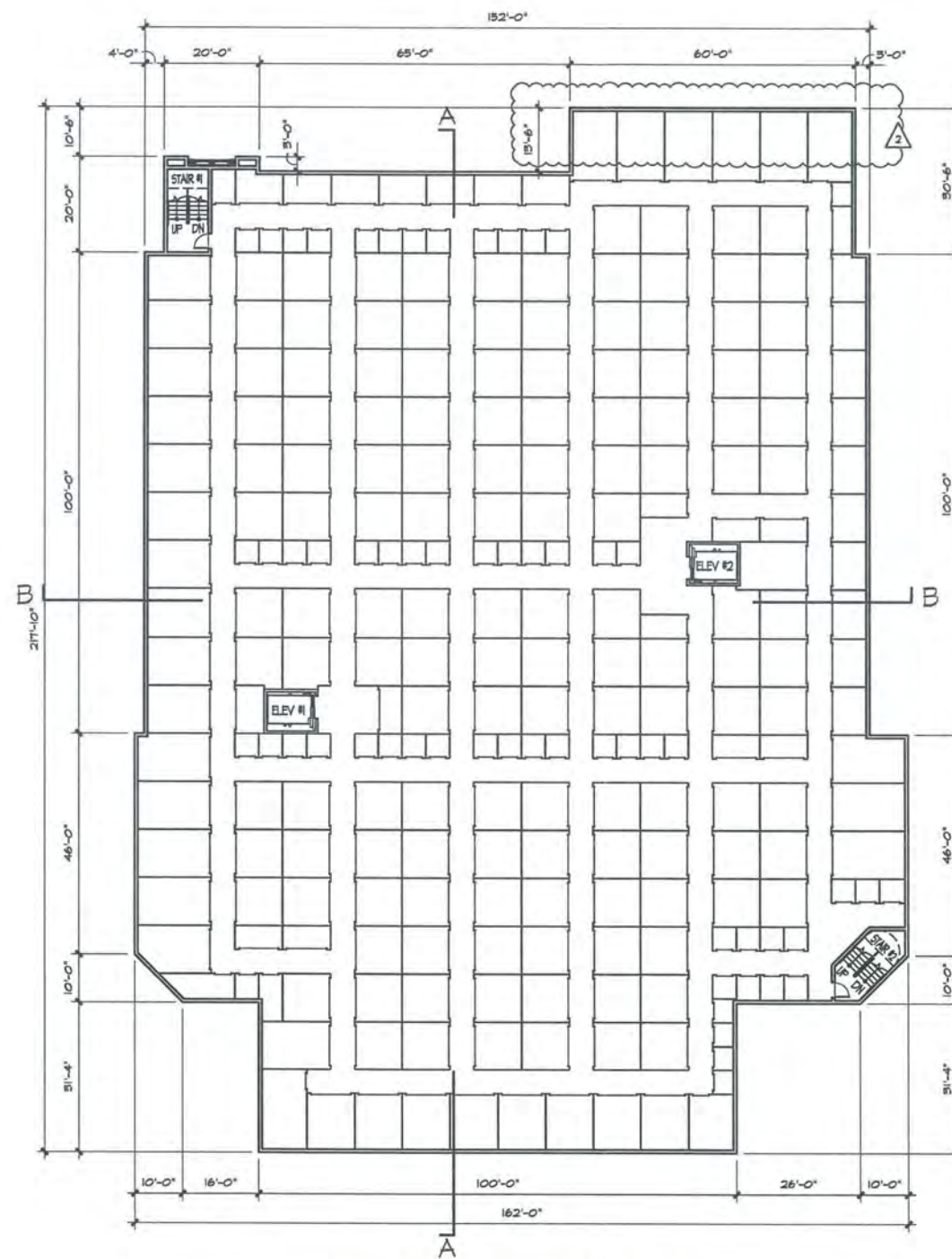
		131 Calle Iglesia, Suite 100 San Clemente, CA. 92672-7541 Telephone (949) 388-8090 Facsimile (949) 388-8290										
CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245												
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123												
SHEET TITLE BASEMENT LEVEL FLOOR PLAN												
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REV.	DATE	COMMENT										
①	07/24/15	CYCLE ISSUES										
②	08/24/15	CYCLE ISSUES										



FIRST LEVEL FLOOR PLAN ①
1/16"=1'-0"



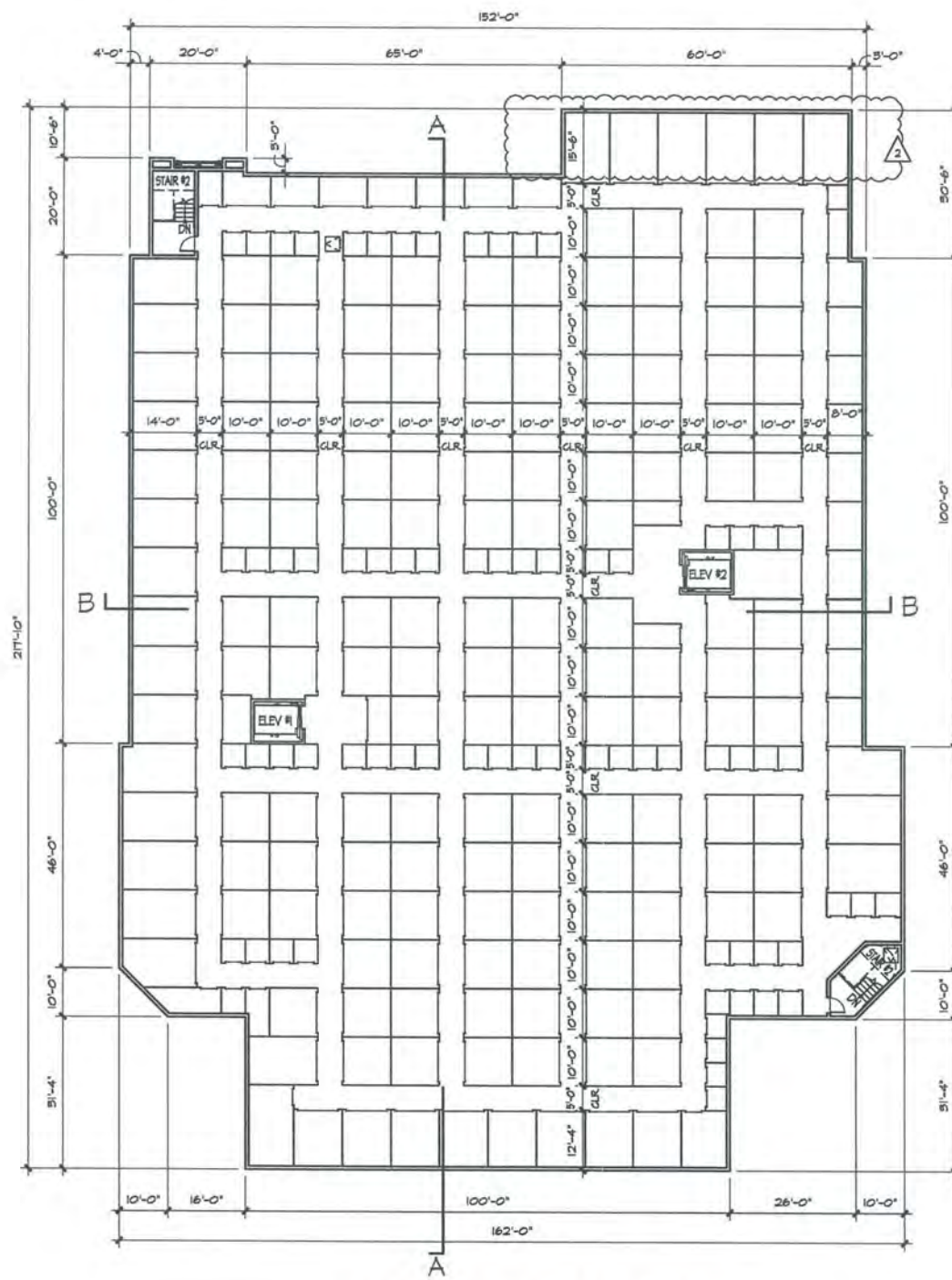
		131 Calle Iglesia, Suite 100 San Clemente, CA. 92672-7541 Telephone (949) 388-8090 Facsimile (949) 388-8290	
CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245			
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123			
SHEET TITLE FIRST LEVEL FLOOR PLAN			
REV.	DATE	COMMENT	PROJECT MANAGER: B.J.
1	01/24/15	CYCLE ISSUES	DATE: 09/02/15
2	08/24/15	CYCLE ISSUES	JOB NUMBER: 14-1140
			SHEET NUMBER: 6 OF 18



SECOND LEVEL FLOOR PLAN
1/16"=1'-0" ①



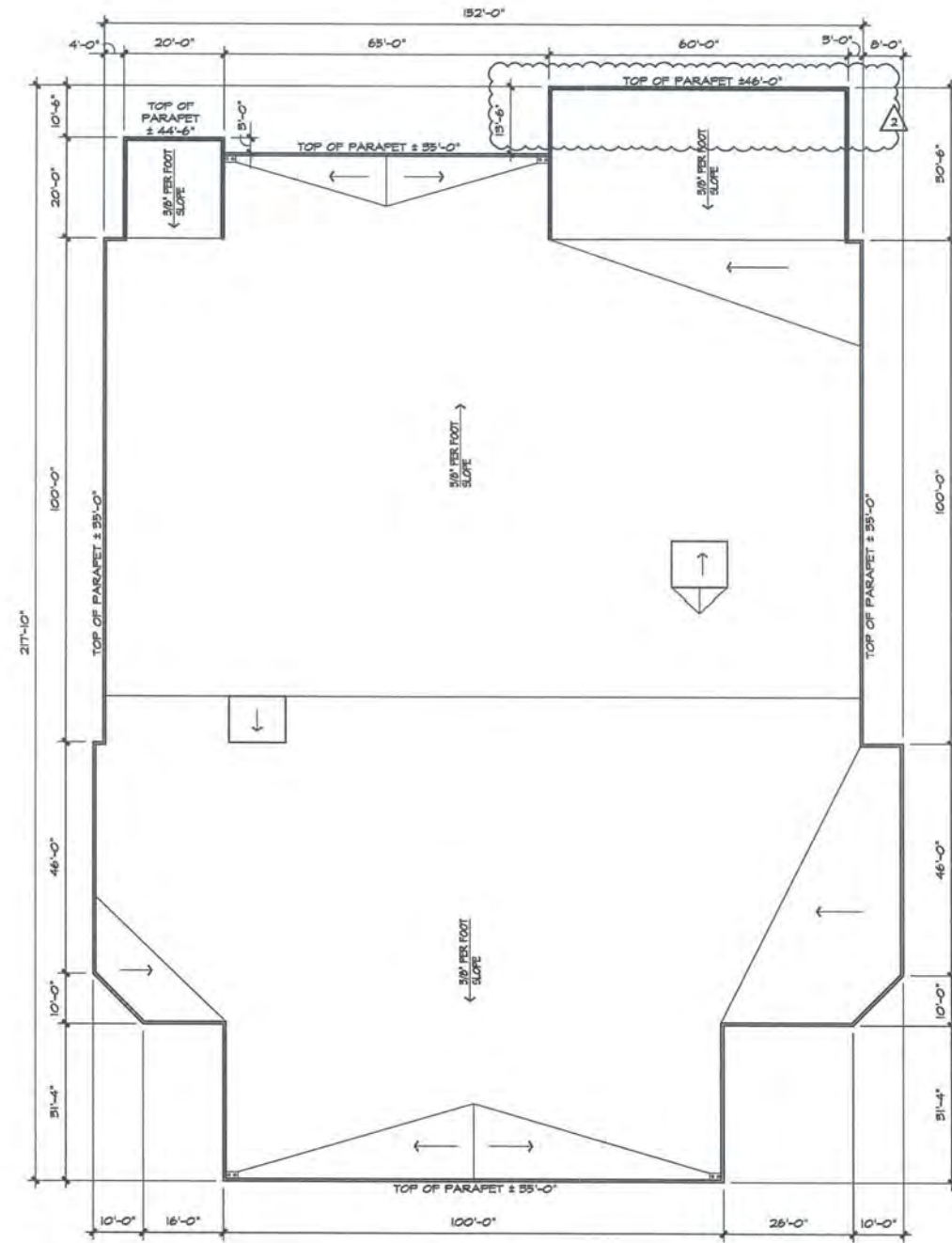
		131 Calle Iglesia, Suite 100 San Clemente, CA. 92672-7541 Telephone (949) 388-8090 Facsimile (949) 388-8290										
CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245												
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123												
SHEET TITLE SECOND LEVEL FLOOR PLAN												
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REV.	DATE	COMMENT										
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②	08/24/15	CYCLE ISSUES										



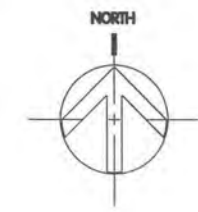
THIRD LEVEL FLOOR PLAN
1/16"=1'-0" ①



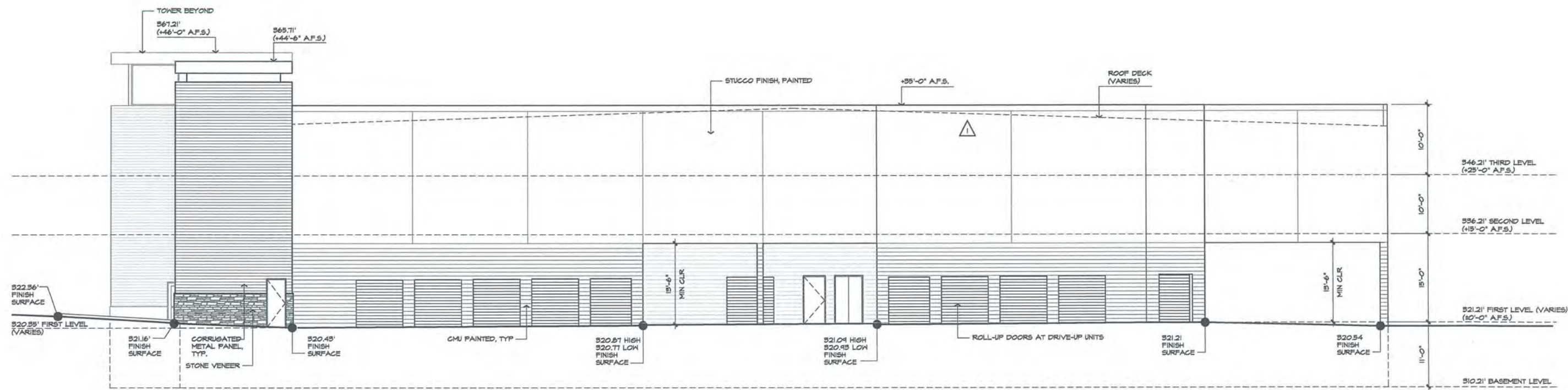
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CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245			
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123			
SHEET TITLE THIRD LEVEL FLOOR PLAN			
REV.	DATE	COMMENT	PROJECT MANAGER: B.J.
①	07/24/15	CYCLE ISSUES	DATE: 09/02/15
②	08/24/15	CYCLE ISSUES	JOB NUMBER: 14-1140
			SHEET NUMBER: 8 OF 18



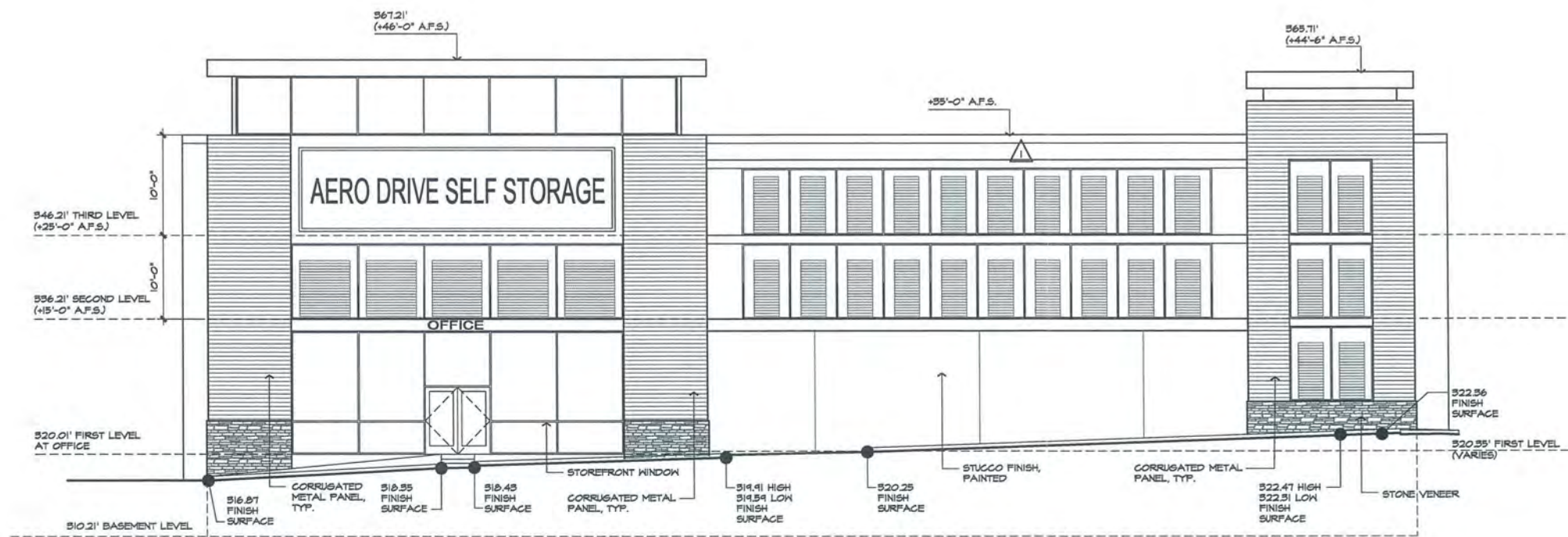
ROOF PLAN
1/16"=1'-0" ①



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CLIENT / PROPERTY OWNER BARON EQUITIES 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245			
PROJECT AERO DRIVE SELF STORAGE 9645 AERO DRIVE - SAN DIEGO, CA 92123			
SHEET TITLE ROOF PLAN			
REV.	DATE	COMMENT	
①	07/24/15	CYCLE ISSUES	
②	08/24/15	CYCLE ISSUES	
			PROJECT MANAGER: B.J.
			DATE: 09/02/15
			JOB NUMBER: 14-1140
			SHEET NUMBER:
			9 OF 18



WEST ELEVATION
1/8"=1'-0" ①



NORTH ELEVATION
1/8"=1'-0" ②

jordan

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San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

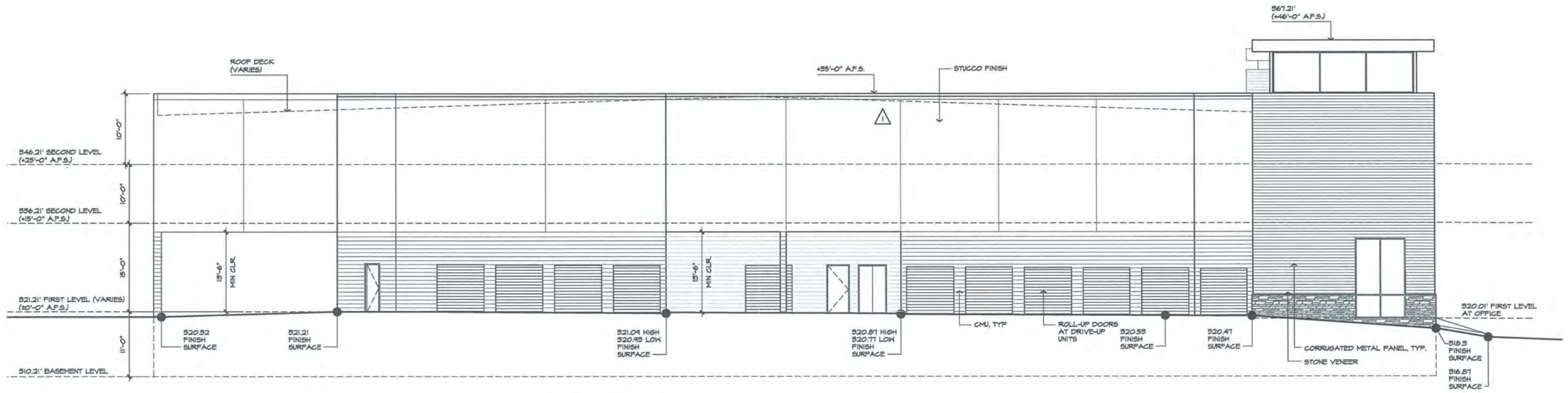
CLIENT / PROPERTY OWNER
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2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

PROJECT
AERO DRIVE SELF STORAGE
9645 AERO DRIVE - SAN DIEGO, CA 92123

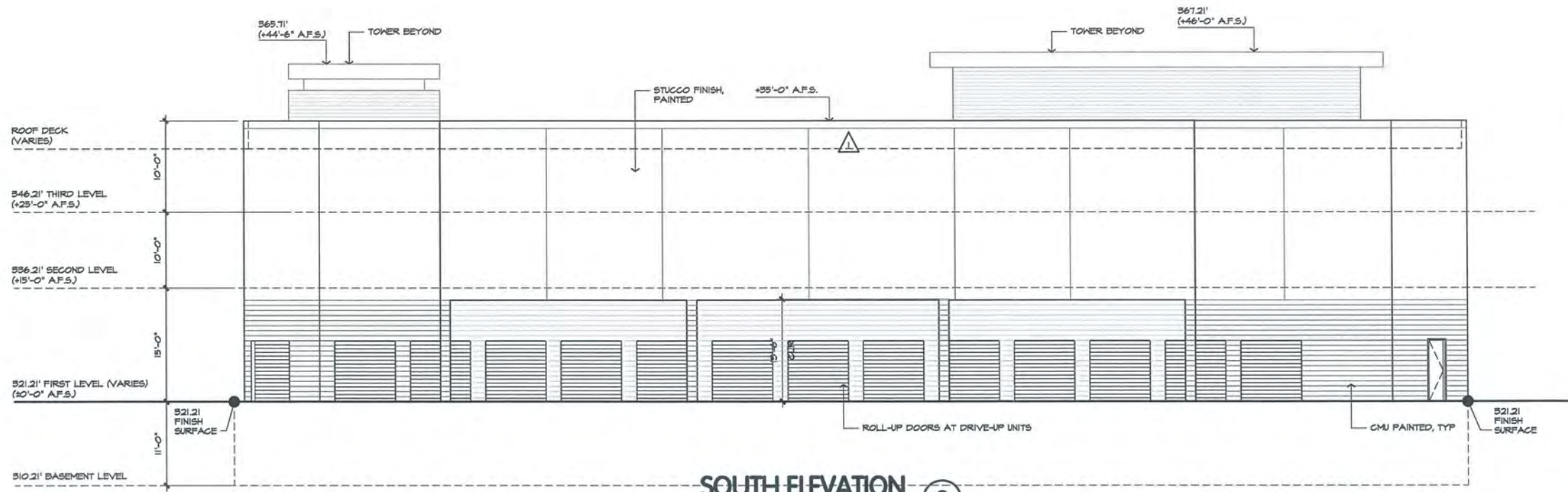
SHEET TITLE
PRELIMINARY ELEVATIONS

REV.	DATE	COMMENT	
1	07/24/15	CYCLE ISSUES	<p>PROJECT MANAGER: B.J.</p> <p>DATE: 09/02/15</p> <p>JOB NUMBER: 14-1140</p> <p>SHEET NUMBER:</p>
2	08/24/15	CYCLE ISSUES	

10 OF 18



EAST ELEVATION ①
1/8"=1'-0"



SOUTH ELEVATION ②
1/8"=1'-0"

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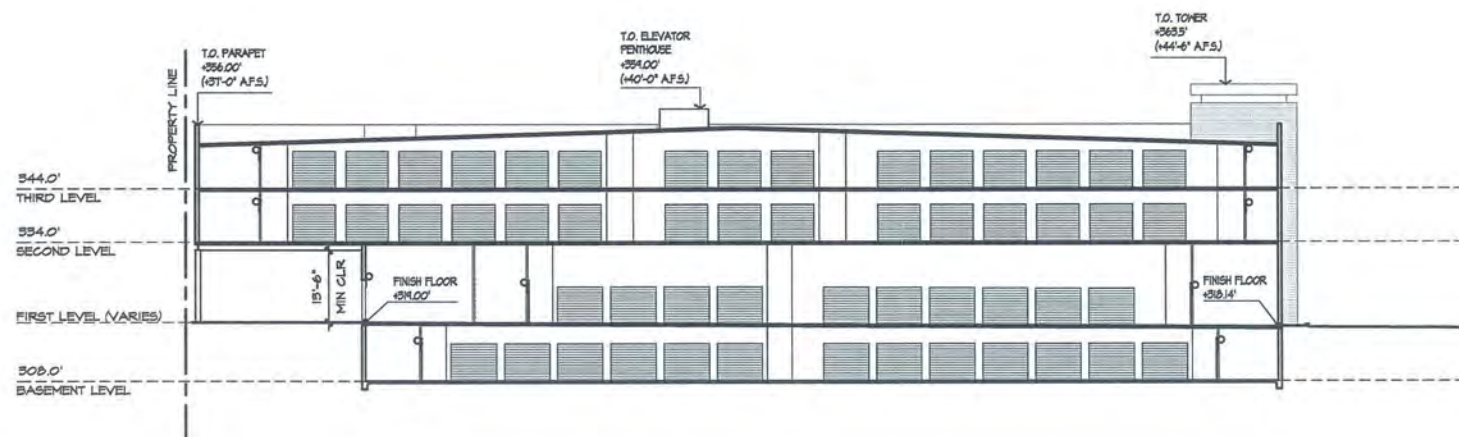
131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541
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CLIENT / PROPERTY OWNER
BARON EQUITIES
2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

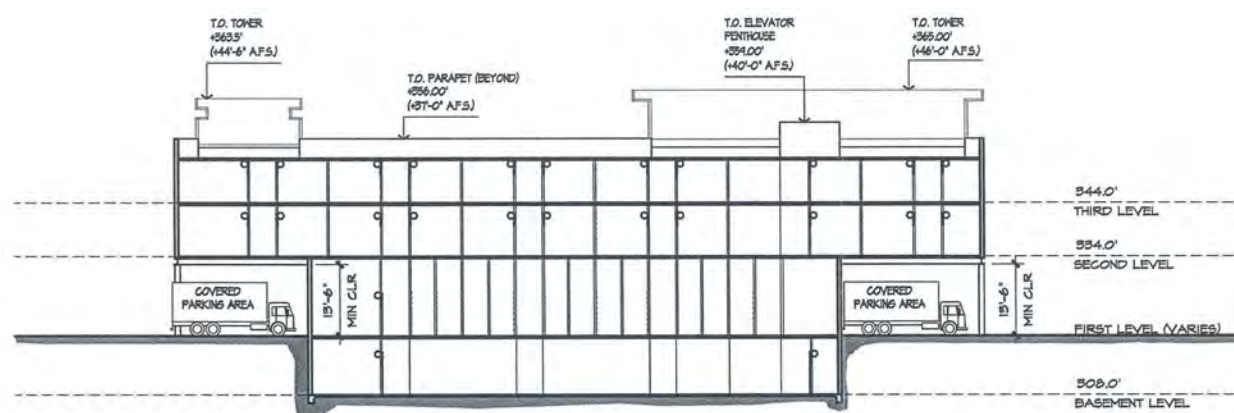
PROJECT
AERO DRIVE SELF STORAGE
9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE
PRELIMINARY ELEVATIONS

REV.	DATE	COMMENT	
1	01/24/15	CYCLE ISSUES	PROJECT MANAGER: B.J.
2	08/24/15	CYCLE ISSUES	DATE: 09/02/15
			JOB NUMBER: 14-1140
			SHEET NUMBER: 11 OF 18



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



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

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131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

CLIENT / PROPERTY OWNER

BARON EQUITIES

2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

PROJECT

AERO DRIVE SELF STORAGE

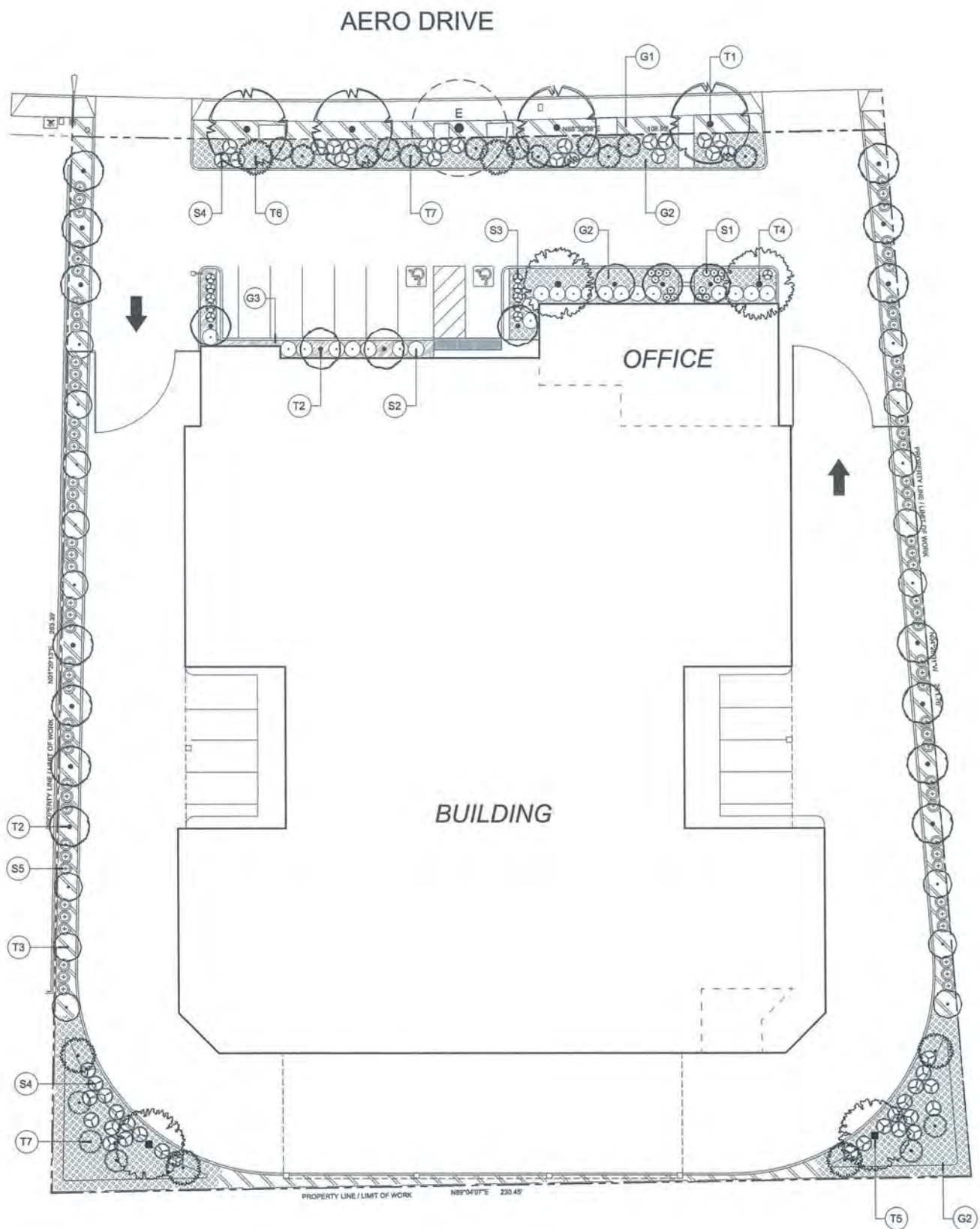
9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE

BUILDING SECTIONS

REV.	DATE	COMMENT
1	07/29/15	CYCLE ISSUES
2	08/24/15	CYCLE ISSUES

PROJECT MANAGER: B.J.
DATE: 09/02/15
JOB NUMBER: 14-1140
SHEET NUMBER:
12 OF 18



EXISTING PLANT MATERIAL LIST

NO.	BOTANICAL NAME	COMMON NAME	CAL. SIZE	QTY	COMMENTS
E	EUCALYPTUS LEUCOXYLON	WHITE IRONBARK	12"	1	REMAIN & PROTECT DURING CONSTRUCTION

PLANT MATERIAL LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	MATURE	MAINTAIN	FORM	FUNCTION
TREES:									
T1	EUCALYPTUS LEUCOXYLON	WHITE IRONBARK	15 GAL.	4	LOW	30-90' X 30-90'	40' X 50'	UPRIGHT SPREADING	ST. TREE THEME
T2	LYONOTHAMNUS FL. ASPLENIFOLIUS	FERN-LF CATALINA IRONWD	24" BOX	21	LOW	25-40' X 25-35'	25' X 15'	UPRIGHT	SOFTEN BLDG. FACADE & SCRI
T3	LYONOTHAMNUS FL. ASPLENIFOLIUS	FERN-LF CATALINA IRONWD	5 GAL.	16	LOW	25-40' X 25-35'	25' X 15'	UPRIGHT	SCREEN
T4	PLATANUS RACEMOSA (STD. TRUNK)	CALIFORNIA SYCAMORE	36" BOX	2	MOD.	40-80' X 30-50'	40' X 20'	UPRIGHT	SOFTEN BLDG. FACADE
T5	PLATANUS RACEMOSA (STD. TRUNK)	CALIFORNIA SYCAMORE	15 GAL.	2	MOD.	40-80' X 30-50'	40' X 20'	UPRIGHT	BIOSWALE TREE
T6	SAMBUCUS NIGRA SSP. MEXICANA	BLUE ELDERBERRY	24" BOX	6	LOW	10-20' X 10-20'	10' X 8'	UPRIGHT SPREADING	BIOSWALE & SCREEN
T7	SAMBUCUS NIGRA SSP. MEXICANA	BLUE ELDERBERRY	5 GAL.	17	LOW	10-20' X 10-20'	10' X 8'	UPRIGHT SPREADING	BIOSWALE & SCREEN
SHRUBS:									
S1	CAREX BUCHANANII	LEATHER LEAF SEDGE	1 GAL.	14	MOD.	2' X 2'	2' X 2'	CLUMP	ENTRY ACCENT
S2	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	15 GAL.	22	LOW	3-4' X 3-4'	3-4' X 3-4'	CLUMP	FOUNDATION SCREEN
S3	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.	11	MOD.	2.5' X 2.5'	2.5' X 2.5'	CLUMP	SCREEN PARKING
S4	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	47	LOW	4' X 4'	4' X 4'	CLUMP	BIOSWALE
S5	PRUNUS LICIFOLIA	HOLLY LEAF CHERRY	5 GAL.	84	VERY LOW	15-30' X 10-15'	6-8' X 3-4'	HEDGE	SCREEN
GROUNDCOVERS:									
G1	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	30" o.c.	LOW	18-24" X 6-9"	18-24" X 2-3"	LOW MOUND	GROUNDCOVER
G2	CAREX PRAEGRACILIS	WESTERN MEADOW SEDGE	4" POT	14" o.c.	MOD.	12" X 12"	12" X 12"	LOW MOUND	BIOSWALE
G3	FESTUCA OVINA GLAUCA	BLUE FESCUE	FLATS	12" o.c.	LOW	12" X 12"	12" X 12"	CLUMP	GROUNDCOVER

PLANT AND IRRIGATION NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY-WIDE LANDSCAPE REGULATIONS AND TO THE CITY OF SAN DIEGO LAND DEVELOPMENT LANDSCAPE STANDARDS.
- ALL LANDSCAPE AND IRRIGATION AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER.
- A DEDICATED IRRIGATION METER SHALL BE PROVIDED BY THE OWNER.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. A COMBINATION OF SPRAY, LOW FLOW, AND DRIP EMITTERS WILL BE SPECIFIED.
- DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).

WATER EFFICIENT LANDSCAPE ORDINANCE

PER CGBSC 5.304.1

HYDROZONE INFORMATION TABLE

HYDROZONE	IRRIGATION METHOD	AREA (SQ. FT.)	% LANDSCAPE AREA
MODERATE WATER USE	SPRAY	2,400	40%
LOW WATER USE	SPRAY	3,596	60%
	TOTAL		100%

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ET₀) (.62) [(0.55 x LA) + (0.45 x SLA)]
 MAWA = (47) (.62) [(0.55 x 5,996) + (0.45 x 0)]
 MAWA = 96,098 GAL./YR.

HYDROZONE TABLE FOR CALCULATING ETWU

HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA)	PF X HA
MODERATE	MODERATE	0.5	2,400	1200
LOW	LOW	0.2	3,596	719.2
	SUM			1919.2

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ET₀) (0.62) (PF X HA / IE + SLA)
 ETWU = (47) (.62) (1919.2 / .7 + 0)
 ETWU = 79,893 GAL./YR.

THE ETWU (79,893 GAL./YR.) IS LESS THAN THE MAWA (96,098 GAL./YR.)

jordan

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

architects, inc.

Telephone (949) 388-8090
Facsimile (949) 388-8290

CLIENT / PROPERTY OWNER
BARON EQUITIES
 2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

PROJECT
AERO DRIVE SELF STORAGE
 9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE
PRELIMINARY PLANTING PLAN

REV.	DATE	COMMENT

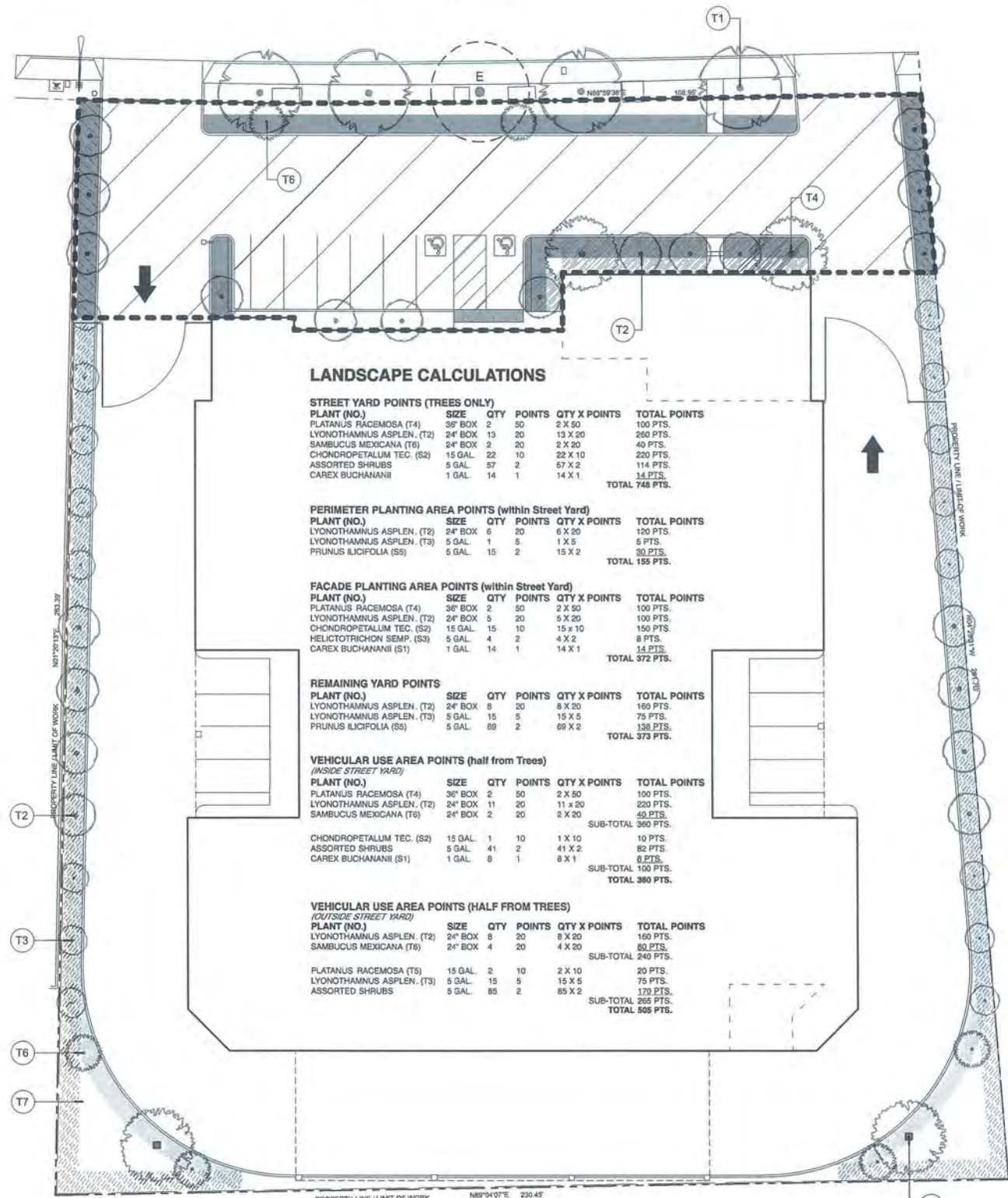
PROJECT MANAGER: _____

DATE: 08/28/15

JOB NUMBER: 14-1140-0

SHEET NUMBER: **13 OF 18**

AERO DRIVE



LANDSCAPE CALCULATIONS

STREET YARD POINTS (TREES ONLY)

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
PLATANUS RACEMOSA (T4)	36" BOX	2	50	2 X 50	100 PTS.
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	13	20	13 X 20	260 PTS.
SAMBUCUS MEXICANA (T6)	24" BOX	2	20	2 X 20	40 PTS.
CHONDRPETALUM TEC. (S2)	15 GAL.	22	10	22 X 10	220 PTS.
ASSORTED SHRUBS	5 GAL.	2	57 X 2		114 PTS.
CAREX BUCHANANII	1 GAL.	14	1	14 X 1	14 PTS.
TOTAL					748 PTS.

PERIMETER PLANTING AREA POINTS (within Street Yard)

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	6	20	6 X 20	120 PTS.
LYONOTHAMNUS ASPLEN. (T3)	5 GAL.	1	5	1 X 5	5 PTS.
PRUNUS ILICIFOLIA (S5)	5 GAL.	15	2	15 X 2	30 PTS.
TOTAL					155 PTS.

FACADE PLANTING AREA POINTS (within Street Yard)

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
PLATANUS RACEMOSA (T4)	36" BOX	2	50	2 X 50	100 PTS.
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	5	20	5 X 20	100 PTS.
CHONDRPETALUM TEC. (S2)	15 GAL.	15	10	15 X 10	150 PTS.
HELICTOTRICHON SEMP. (S3)	5 GAL.	4	2	4 X 2	8 PTS.
CAREX BUCHANANII (S1)	1 GAL.	14	1	14 X 1	14 PTS.
TOTAL					372 PTS.

REMAINING YARD POINTS

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	8	20	8 X 20	160 PTS.
LYONOTHAMNUS ASPLEN. (T3)	5 GAL.	15	5	15 X 5	75 PTS.
PRUNUS ILICIFOLIA (S5)	5 GAL.	59	2	59 X 2	118 PTS.
TOTAL					373 PTS.

VEHICULAR USE AREA POINTS (half from Trees)

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
PLATANUS RACEMOSA (T4)	36" BOX	2	50	2 X 50	100 PTS.
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	11	20	11 X 20	220 PTS.
SAMBUCUS MEXICANA (T6)	24" BOX	2	20	2 X 20	40 PTS.
SUB-TOTAL					360 PTS.
CHONDRPETALUM TEC. (S2)	15 GAL.	1	10	1 X 10	10 PTS.
ASSORTED SHRUBS	5 GAL.	41	2	41 X 2	82 PTS.
CAREX BUCHANANII (S1)	1 GAL.	8	1	8 X 1	8 PTS.
SUB-TOTAL					100 PTS.
TOTAL					360 PTS.

VEHICULAR USE AREA POINTS (HALF FROM TREES)

PLANT (NO.)	SIZE	QTY	POINTS	QTY X POINTS	TOTAL POINTS
LYONOTHAMNUS ASPLEN. (T2)	24" BOX	8	20	8 X 20	160 PTS.
SAMBUCUS MEXICANA (T6)	24" BOX	4	20	4 X 20	80 PTS.
SUB-TOTAL					240 PTS.
PLATANUS RACEMOSA (T6)	15 GAL.	2	10	2 X 10	20 PTS.
LYONOTHAMNUS ASPLEN. (T3)	5 GAL.	15	5	15 X 5	75 PTS.
ASSORTED SHRUBS	5 GAL.	85	2	85 X 2	170 PTS.
SUB-TOTAL					265 PTS.
TOTAL					505 PTS.

LANDSCAPE AREAS

- VEHICULAR USE AREA = 7,151 S.F. Inside street yard
- VEHICULAR USE AREA = 1,687 S.F. landscape areas inside street yard counting towards requirement
- VEHICULAR USE AREA = 14,906 S.F. outside street yard
- VEHICULAR USE AREA = 2,282 S.F. landscape areas outside street yard counting towards requirement
- STREET YARD AREA = 10,040 S.F.
- PERIMETER PLANTING AREA = 496 S.F.
- REMAINING YARD AREA = 2,520 S.F.
- FACADE PLANTING AREA = 621 S.F.



SCALE: 1/16" = 1' 0"

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-1154
(619) 448-5000

Landscape Calculations Worksheet
Industrial Development in All Zones except RM and C

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD (142.040)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area: 10,040 sq. ft. x 20% = 2,510 sq. ft.	2,660 sq. ft.	150 sq. ft.

Planting Points Required
Total Area: 10,040 sq. ft. x 0.05% = 502 points
* Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length (142.040(2)(2))

Plant Points Required	Plant Points Provided	Excess Points Provided
502 points	748 points	246 points

PERIMETER PLANTING AREA (within Street Yard) (142.040(2)(1))

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Side Property Lines within Street Yard: 95 linear ft. x 5' = 475 sq. ft.	496 sq. ft.	

Plant Points Required
Planting Area Required: 475 sq. ft. x 0.20% = 95 points
* Increase point rate to 0.50 when loading docks are located along more than 25% of the street wall length in ft. and 31 tones. (142.040(2)(2))

Plant Points Required	Plant Points Provided	Excess Points Provided
95 points	155 points	60 points

FACADE PLANTING AREA (within Street Yard) (142.040(2)(2))

See Diagram 142-04B, Industrial Facility Facade Planting Areas, located in the Landscape Regulations.

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall: 139 ft. x 50% x 9' = 621 sq. ft.	621 sq. ft.	

Plant Points Required
Planting Area Required: 621 sq. ft. x 0.10% = 311 points
* Must have a width of 8 ft.

Plant Points Required	Plant Points Provided	Excess Points Provided
311 points	372 points	61 points

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DS-7 (03-09)

Page 2 of 3 City of San Diego - Development Services Department - Industrial Development in All Zones Except RM and C

FACADE PLANTING AREA, alternate compliance (A) (142.040(2)(2)(A))

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall: N/A ft. x 50% x 10' = N/A sq. ft.	N/A sq. ft.	N/A sq. ft.

* Must have a width of 10 ft.

Plant Points Required	Plant Points Provided	Excess Points Provided
N/A points	N/A points	N/A points

FACADE PLANTING AREA, alternate compliance (B) (142.040(2)(2)(B))

Place a solid wall, 6' minimum height, between the setback line and the front of the structure along the full width of the property, with the planting calculated as follows:

Planting Area Required: 40 sq. ft. per tree, with no dimension less than 2'.

Plant Points Required	Plant Points Provided	Excess Points Provided
Required/Facade Planting Area: N/A points x 50% = N/A points	N/A points	N/A points

* Trees to be planted between the wall and the building street wall.
** To calculate required points, refer to "Facade Planting Area (within Street Yard)" section on page 1.

REMAINING YARD (142.040(2)(3))

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Property Lines adjacent to Remaining Yard: 661 ft. x 5' = 3,305 sq. ft.	2,520 sq. ft.	

* Must have a width of 5 ft.
** Additional remaining planting area are provided at the SE corner (452 x 11) and SW corner (452 x 11) for a total of 954 sq. ft. The SW x 11 additional planting area are within the 7,500 sq. ft. remaining yard points 2,520 sq. ft.

Planting Area Required	Plant Points Provided	Excess Points Provided
Planting Area Required: 3,305 sq. ft. x 0.05% = 165 points	373 points	208 points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-4)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.040 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-1154
(619) 448-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If plant base are used, one palm (minimum 8 ft. crown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (142.040 (1) (142.040 - 142.040))

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 2')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: N/A sq. ft. x 0.05% = N/A points	N/A points	N/A points

Points achieved through trees (at least 40): N/A points

VEHICULAR USE AREA (142.040 (2) (142.040 - 142.040))

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 7,151 sq. ft. x 0.05% = 358 sq. ft.	1,687 sq. ft.	1,329 sq. ft.
VUA outside Street Yard: 14,906 sq. ft. x 0.03% = 447 sq. ft.	2,282 sq. ft.	1,835 sq. ft.

Required Plant Points
VUA inside Street Yard: 7,151 sq. ft. x 0.05% = 358 points
VUA outside Street Yard: 14,906 sq. ft. x 0.03% = 447 points
Points Provided with Trees (at least 40): 360 points

TEMPORARY VEHICULAR USE AREA (142.040(3))

Required Planting Area	Planting Area Provided	Excess Area Provided
Length of Public Right-of-Way adjacent to VUA: N/A ft. x 3 ft. = N/A sq. ft.	N/A sq. ft.	

* Provide planting area between Public Right-of-Way and VUA.
* Plant with evergreen shrubs.
* Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.040 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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DS-8 (03-09)

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

CLIENT / PROPERTY OWNER
BARON EQUITIES
2121 ROSECRANS AVENUE, SUITE 4335 EL SEGUNDO, CA 90245

PROJECT
AERO DRIVE SELF STORAGE
9645 AERO DRIVE - SAN DIEGO, CA 92123

SHEET TITLE
LANDSCAPE CALCS / DIAGRAM

REV.	DATE	COMMENT	PROJECT MANAGER:

DATE: 08/28/15
JOB NUMBER: 14-1140
SHEET NUMBER: 14 OF 18

PRELIMINARY GRADING PLANS FOR: AERO DRIVE SELF STORAGE AT CITY OF SAN DIEGO

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT/ A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBOWNER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET. SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DESLUDGING OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SODAE, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR ≥ 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING NOTES

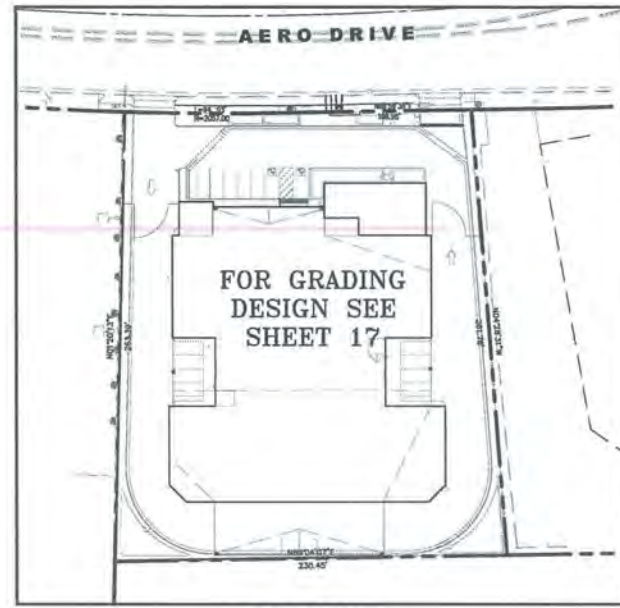
- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET ___ FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO. R9-2008-0002 NPDES CAG919002.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO. R9-2007-0034 NPDES NO. CAG919001.

STORM WATER NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SDMC, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DQW, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2007-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-0009DQW, 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.
- PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT WITH A VALID WASTE DISCHARGE ID NUMBER (WID#) 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 11.C OF ORDER NO. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.



GRADING AND GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER. AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:
REPORT TITLE, PROJECT NAME, PROJECT LOCATION, PREPARED BY (COMPANY NAME), DATED (THEIR COMPANY PROJECT NO.)
- ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE. FOR APPROVAL UPON COMPLETION OF THE WORK, IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

(SIGNATURE) _____ R.C.E. OR G.E. DATE _____
ENGINEER'S NAME _____
(SIGNATURE) _____ C.E.G. DATE _____
GEOLOGIST'S NAME _____

COMPANY NAME:
ADDRESS:
TELEPHONE NUMBER:

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 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PREPARED BY:
 saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
TEL: 949.368.2180 FAX: 800.553.4193

PREPARED UNDER THE DIRECT SUPERVISION OF
 DATE: 07-30-15
KURT M. SAXON PE RCE 44180 EXP. 6/30/17



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION

OWNER/APPLICANT

BARON EQUITIES, INC.
2121 ROSECRANS BLVD., SUITE 4335 EL SEGUNDO, CA 90245
CONTACT: REY ORDONEZ PHONE: 619-446-5119

SITE ADDRESS

9645-9649 AERO DRIVE SAN DIEGO, CALIFORNIA, 92123

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION	DRAWING NUMBER
STREET IMPROVEMENT PLAN	D-12401

TOPOGRAPHY SOURCE

CS SURVEYING COMPANY
22421 RIDGEBROOK, MISSION VIEJO, CA
FIELD SURVEY PERFORMED: MARCH 27, 2015

BENCHMARK

CITY OF SAN DIEGO MSL VERTICAL CONTROL DATUM
AT INTERSECTION OF AERO DRIVE AND RUFFIN ROAD (NLY)
(N2347.E17332) NWP# TOP CURB INLET
MSL ELEVATION: 305.262

TOTAL DISTURBED AREA

DISTURBED AREA: 1.30 ACRES

GRADING QUANTITIES

GRADED AREA	1.30 [ACRES]	MAX. CUT SLOPE HEIGHT 12 [FT]
CUT QUANTITIES	14,536 [CYD]	MAX CUT SLOPE RATIO (2:1)MAX 2:1
FILL QUANTITIES	205 [CYD]	MAX. FILL SLOPE HEIGHT 6 [FT]
IMPORT/EXPORT	14,331 [CYD]	MAX FILL SLOPE RATIO (2:1)MAX

THIS PROJECT PROPOSES TO EXPORT 14,331 CUBIC YARDS OF MATERIAL FROM THIS SITE (AMOUNT INCLUDES EXCAVATED BASEMENT SOIL). ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ASSESSORS PARCEL NUMBER

APN: 421-400-28-00

SHEET INDEX

TITLE SHEET	15
DEMOLITION PLAN	16
PRELIMINARY GRADING PLAN	17
DETAIL SHEET	18

STORM WATER PROTECTION NOTES

- THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. _____ AND RISK LEVEL/TYP: CHECK ONE BELOW

- WPCP
 CQP RISK LEVEL 1
 CQP RISK LEVEL 2
 CQP RISK LEVEL 3
 CQP LUP TYPE 1
 CQP LUP TYPE 2
 CQP LUP TYPE 3

2. CHECK ONE

- THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
 THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
 NOT APPLICABLE

- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
X" AC PAVING OVER X" AB		
BUILDING		
6" CURB	STD. DWG. NO. SDG-150	
6" CURB AND GUTTER	STD. DWG. NO. SDG-151	
18" WIDE CURB OPENING		
RETAINING WALL		
CONCRETE V-GUTTER		
24" CONCRETE STEP-OFF		
ADA PARKING SIGN		
PROPOSED CONTOUR		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
PROPERTY LINE	
CENTER LINE	
EXISTING CONTOUR	
EXISTING CURB	
EASEMENT LINE	
V-DITCH	
EXISTING SEWER	
EXISTING WATER	
EXISTING STORM DRAIN	
CHAIN LINK FENCE	
EXISTING CONCRETE	
SD MANHOLE	
SS MANHOLE	
PULL BOX	
STREET LIGHT	
BOLLARD	
IRRIGATION BOX	
FIRE HYDRANT	
EXISTING TREE	
EXISTING DRIVEWAY APPROACH	



VICINITY MAP

NO SCALE

EXISTING LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 15802, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 21, 1989 AS FILE NO. 1989-505394 OF OFFICIAL RECORDS.

ENGINEERING PERMIT NO: _____

DISCRETIONARY PERMIT NO: _____

WQID NO: _____

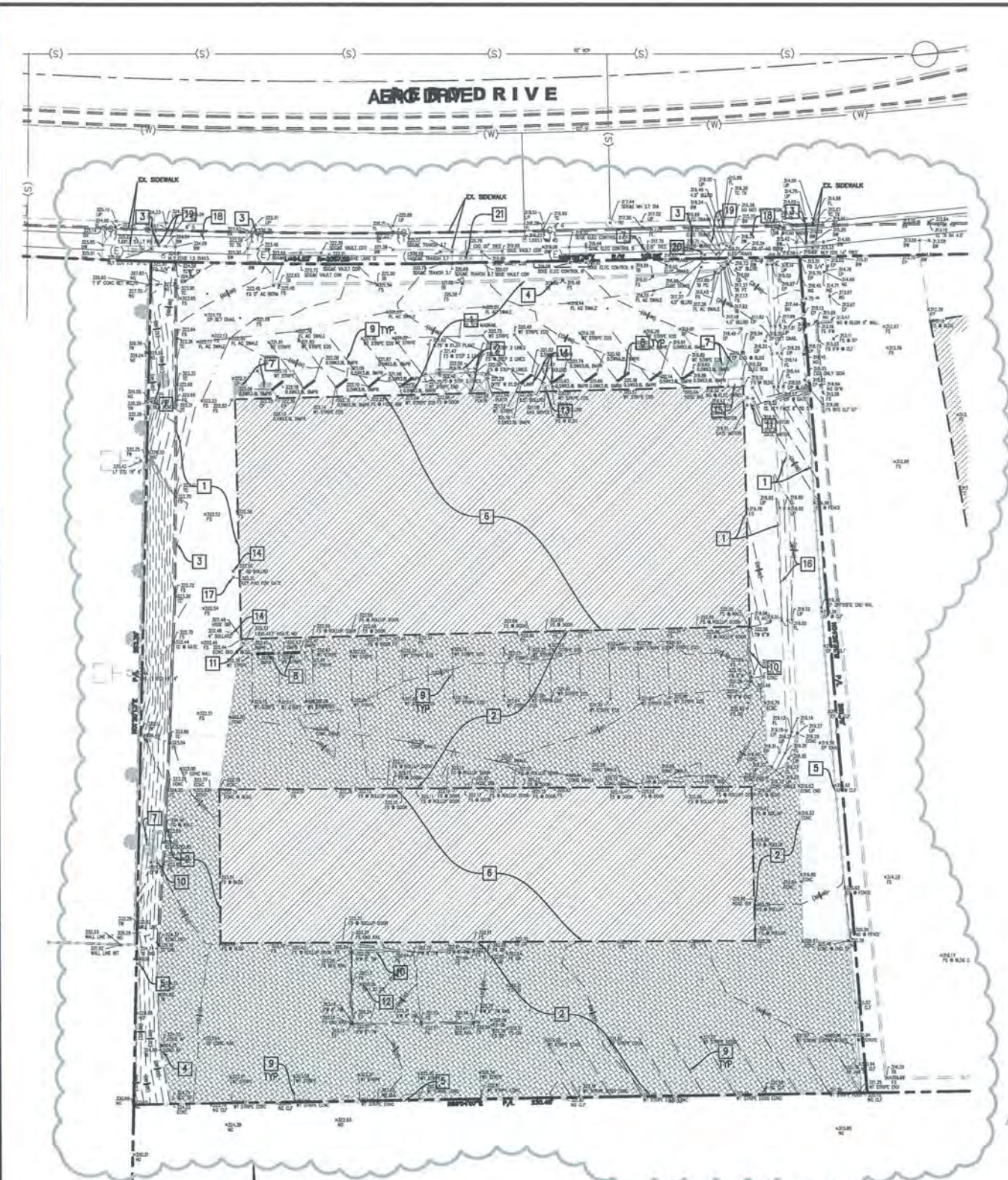
RETAINING WALL PROJECT NO: _____

CONSTRUCTION SITE STORM WATER PRIORITY: _____

PRIVATE CONTRACT

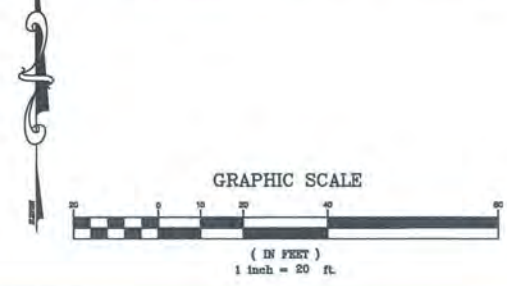
GRADING PLANS FOR: AERODRIVE SELF STORAGE PRELIMINARY GRADING PLANS TITLE SHEET

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 15 OF 18 SHEETS		L.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER		V.T.M. _____
DESCRIPTION	DATE	FILED
BY	APPROVED	DATE
MS		07-29-15
MS		09-01-15
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	



DEMOLITION NOTES & QUANTITIES

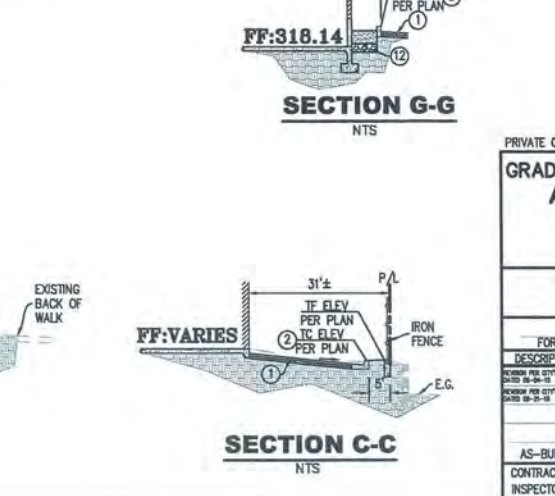
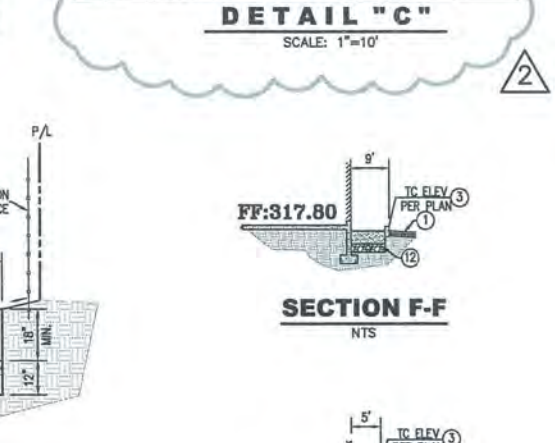
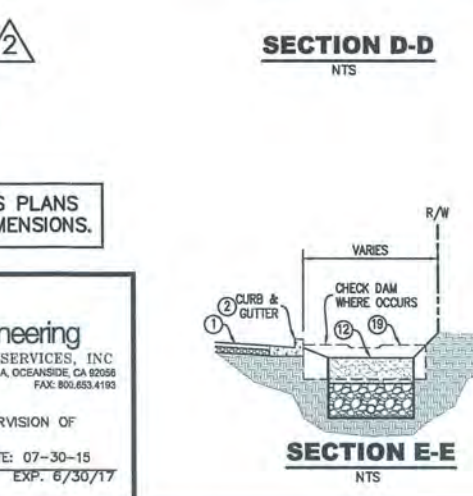
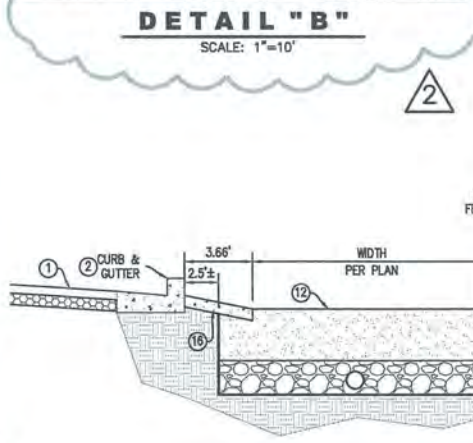
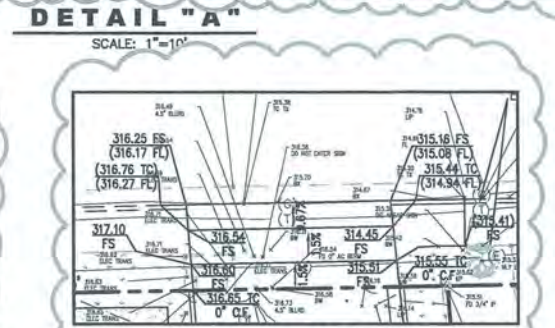
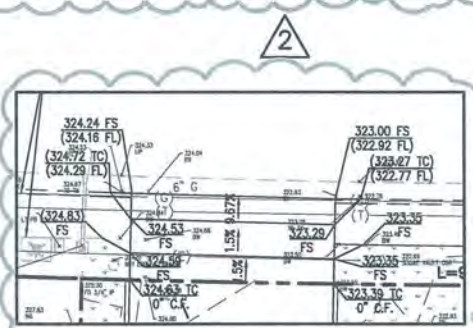
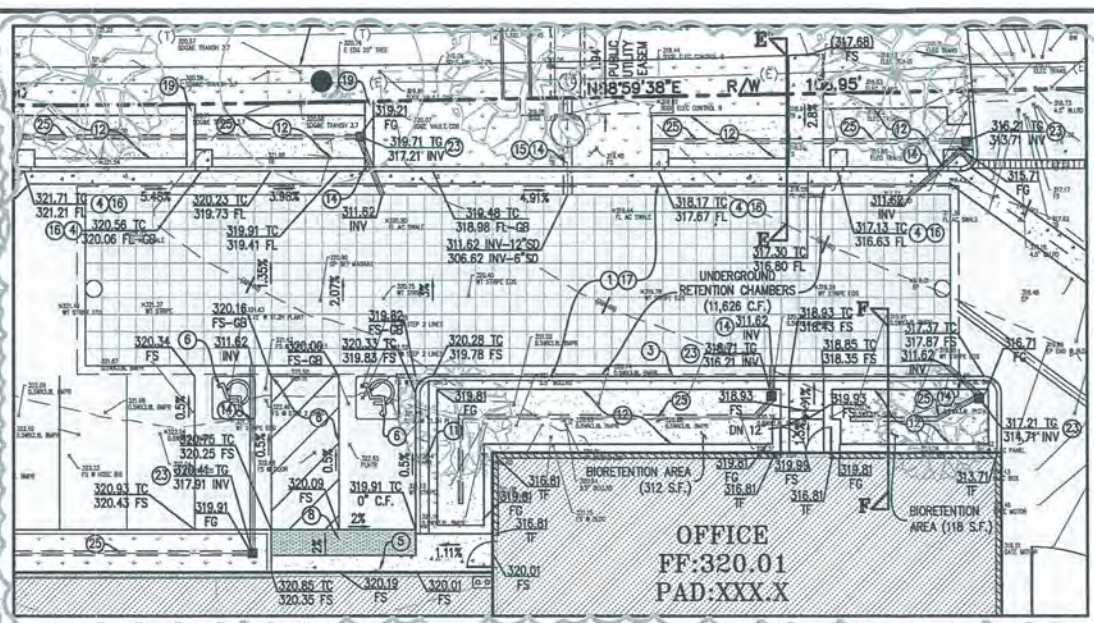
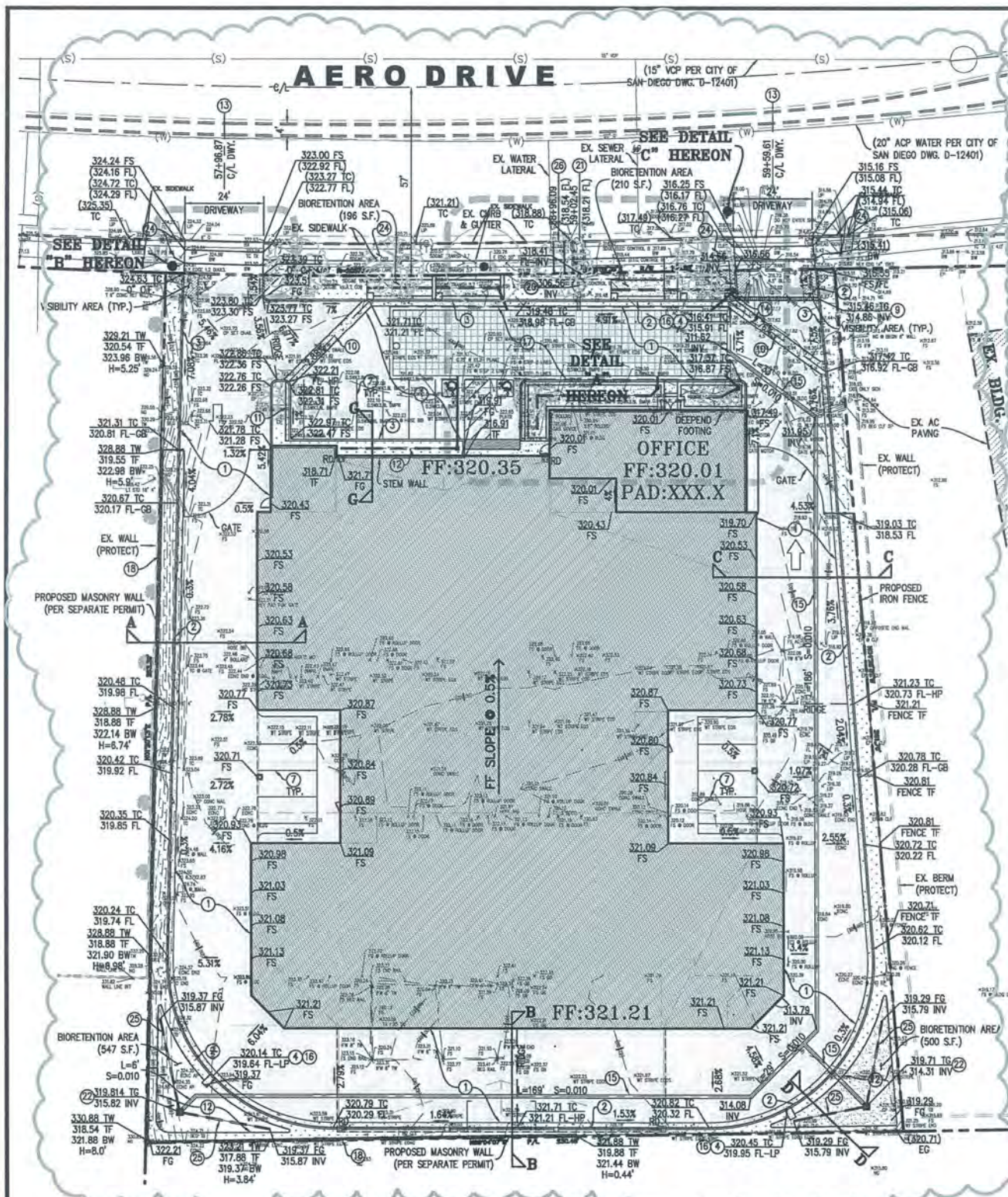
1	REMOVE AND DISPOSE OF EXISTING AC PAVING.	11,910 S.F.
2	REMOVE AND DISPOSE OF EXISTING PCC PAVING.	20,386 S.F.
3	REMOVE AND DISPOSE OF EXISTING CURB.	284 L.F.
4	REMOVE AND DISPOSE OF EXISTING AC BERM.	197 L.F.
5	REMOVE AND DISPOSE OF EXISTING FENCE.	670 L.F.
6	REMOVE AND DISPOSE OF EXISTING BUILDING.	1 LS
7	REMOVE AND DISPOSE OF EXISTING TREES.	7 EA
8	REMOVE AND DISPOSE OF EXISTING WHEELSTOP.	13 EA
9	SANDBLAST AND DISPOSE OF EXISTING STRIPING.	1 LS
10	REMOVE AND DISPOSE OF EXISTING WALLS.	335 L.F.
11	REMOVE AND DISPOSE OF EXISTING GATE MOTOR.	2 EA
12	REMOVE AND DISPOSE OF EXISTING CATCH BASIN.	1 EA
13	REMOVE AND DISPOSE OF EXISTING GAS SERVICE.	1 EA
14	REMOVE AND DISPOSE OF EXISTING CONCRETE BOLLARD.	5 EA
15	REMOVE AND DISPOSE OF EXISTING ELECTRICAL PANEL.	1 EA
16	REMOVE AND DISPOSE OF EXISTING V-GUTTER.	160 L.F.
17	REMOVE AND DISPOSE OF EXISTING GATE KEYPAD.	1 EA
18	REMOVE AND DISPOSE OF EXISTING DRIVEWAY APPROACH.	1 LS
19	REMOVE AND DISPOSE OF EXISTING SIDEWALK.	77 S.F.
20	EXISTING TRANSFORMER TO BE RELOCATED.	1 EA
21	EXISTING TREE TO BE PROTECTED IN PLACE.	1 EA



PREPARED BY:
 **saxonengineering**
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92068
 TEL: 949.386.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF
 DATE: 07-30-15
 KURT M. SAXON PE RCE 44180 EXP. 6/30/17

PRIVATE CONTRACT				L.O. NO. _____	
GRADING PLANS FOR: AERODRIVE SELF STORAGE PRELIMINARY GRADING PLANS DEMOLITION PLAN				PROJECT NO. _____	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 16 OF 18 SHEETS				V.T.M. _____	
FOR CITY ENGINEER	DATE	APPROVED	DATE	FILED	
DESCRIPTION	BY				
AS-BUILTS					
CONTRACTOR	DATE STARTED			1907-6286 NAD83 COORDINATES	
INSPECTOR	DATE COMPLETED			267-1728 LAMBERT COORDINATES	

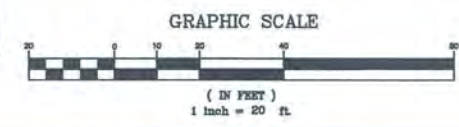


CONSTRUCTION NOTES

1. CONSTRUCT 4" AC PAVING OVER 4" CLASS II AB OVER 95% COMPACTED SUBGRADE.
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF SAN DIEGO STD. DWG. NO. SDG-151.
3. CONSTRUCT 6" CURB PER CITY OF SAN DIEGO STD. DWG. NO. SDG-150.
4. CONSTRUCT 18" WIDE CURB OPENING PER DETAIL ON SHEET 18.
5. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 18.
6. PAINT HANDCAP EMBLEM AND STRIPING PER DETAIL ON SHEET 18.
7. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.)
8. INSTALL TRUNCATED DOMES PER DETAIL ON SHEET 18.
9. INSTALL 12" WIDE PRO-SERIES CHANNEL DRAIN (NDS #840) WITH CAST IRON HEAVY TRAFFIC CHANNEL GRATE (NDS #845).
10. CONSTRUCT 3" WIDE V-GUTTER PER DETAIL ON SHEET 18.
11. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL ON SHEET 17.
12. CONSTRUCT BIORETENTION BASIN PER DETAIL ON SHEET 18.
13. CONSTRUCT CONCRETE DRIVEWAY PER CITY OF SAN DIEGO STD. DWG. NO. SDG-159.
14. INSTALL 6" PVC PIPE.
15. INSTALL 12" PVC PIPE.
16. INSTALL 4" THICK 2'X2' CONCRETE PAD PER DETAIL ON SHEET 18.
17. INSTALL A 13,154 CU. FT. MINIMUM UNDERGROUND STORM DRAIN DETENTION SYSTEM MODEL PER KRISTAR MANUFACTURER OR EQUAL APPROVED BY ENGINEER.
18. CONSTRUCT MASONRY WALL PER SEPARATE PERMIT.
19. CONSTRUCT CHECK DAM PER DETAIL ON SHEET 18.
20. CONSTRUCT 48" DIAMETER MANHOLE PER CITY OF SAN DIEGO STD. DWG. NO. SD5-107 WITH SUMP PUMP (35 GPM MIN.).
21. INSTALL TYPE A CURB OUTLET PER CITY OF SAN DIEGO STD. DWG. NO. D-25.
22. INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR EQUIVALENT) PER DETAIL ON SHEET 18.
23. INSTALL 12"x12" PRECAST CONCRETE CATCH BASIN (BROOKS #1212 OR EQUIVALENT) PER DETAIL ON SHEET 18.
24. RECONSTRUCT THE DAMAGED PORTION OF THE EXISTING SIDEWALK PER CITY OF SAN DIEGO STD DWG. NO. SDG-156.
25. INSTALL 6" HDPE PERFORATED PIPE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) 3" MIN. OF AGGREGATE BELOW. PROVIDE AN ORIFICE PLATE PER HMP AT CONNECTION WITH SD SYSTEM.
26. INSTALL A 3 FEET WIDE SIDEWALK EMERGENCY OVERFLOW UNDERDRAIN OUTLET AS APPROVED BY CITY OF SAN DIEGO.

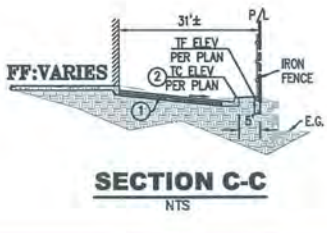
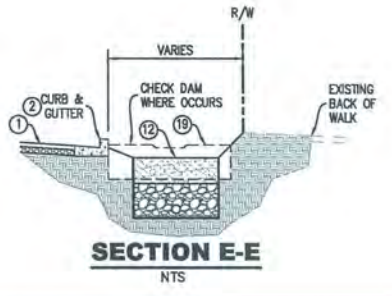
VISIBILITY AREA NOTE:
NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

SEE ARCHITECTS PLANS FOR ALL SITE DIMENSIONS.



PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
TEL: 949.356.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF
Kurt M. Saxon DATE: 07-30-15
KURT M. SAXON PE RCE 44180 EXP. 6/30/17



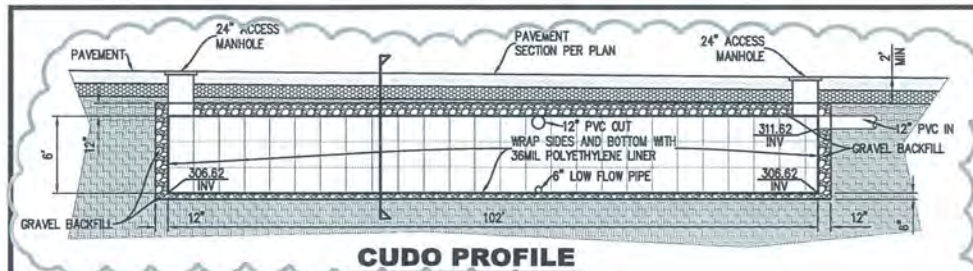
PRIVATE CONTRACT

**GRADING PLANS FOR:
AERODRIVE SELF STORAGE
PRELIMINARY GRADING PLANS**

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 17 OF 18 SHEETS

FOR CITY ENGINEER	DATE	FILED	I.G. NO.
DESCRIPTION	BY	APPROVED	PROJECT NO.
DESIGN	MS	07-14-15	1907-6288
REVIEW	MS	09-01-15	NAD83 COORDINATES
AS-BUILTS			267-1728
CONTRACTOR INSPECTOR	DATE STARTED	DATE COMPLETED	LAMBERT COORDINATES

PLOT DATE: 7/30/15



CUDO PROFILE

2424 CAST IRON GRATE
 PARKWAY 112 lbs.
 PARKWAY TRAFFIC 48 lbs. 503 lbs.

2424 TOP SECTION (WITH GALVANIZED FRAME)

2424 LOWER SECTION (NO FRAME)
 NOTE: USE 1/2", 3/4", 2" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 12"

2424 STEEL COVER
 PARKWAY TRAFFIC 81 lbs. 114 lbs.

2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)

24" x 24" CATCH BASIN

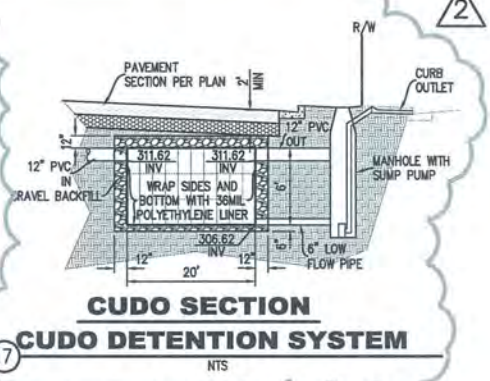
TOP SECTION	HT.	LBS.	KNOCK-OUTS
2424 T5	8"	275	NONE
2424 T12	12"	493	(4) 8" x 11"
2424 T18	18"	743	(4) 8" x 11"
2424 T24	24"	879	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS.	KNOCK-OUTS
2424 E5	8"	275	NONE

LOWER SECTION	HT.	LBS.	KNOCK-OUTS
2424 L12	12"	493	(4) 8" x 11"
2424 L18	18"	743	(4) 8" x 11"
2424 L24	24"	879	(4) 14" x 14"

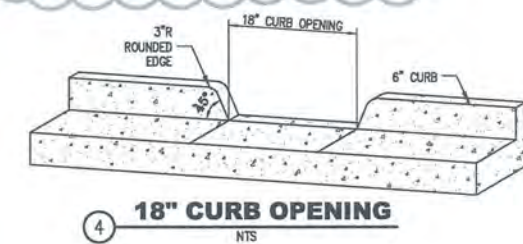
BOTTOM SECTION	HT.	LBS.	KNOCK-OUTS
2424 B12	12"	1393	(4) 8" x 11"
2424 B18	18"	1593	(4) 8" x 11"

2424 CB



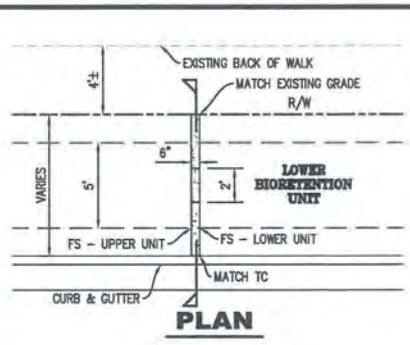
CUDO SECTION
CUDO DETENTION SYSTEM

17

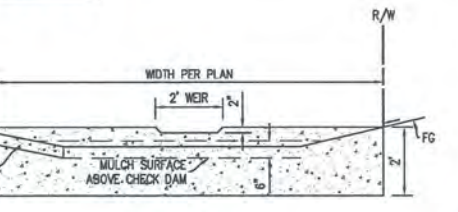


18" CURB OPENING

4



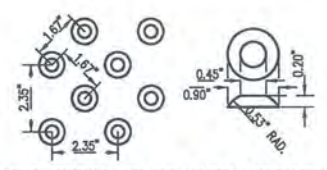
PLAN



SECTION

PCC CHECK DAM

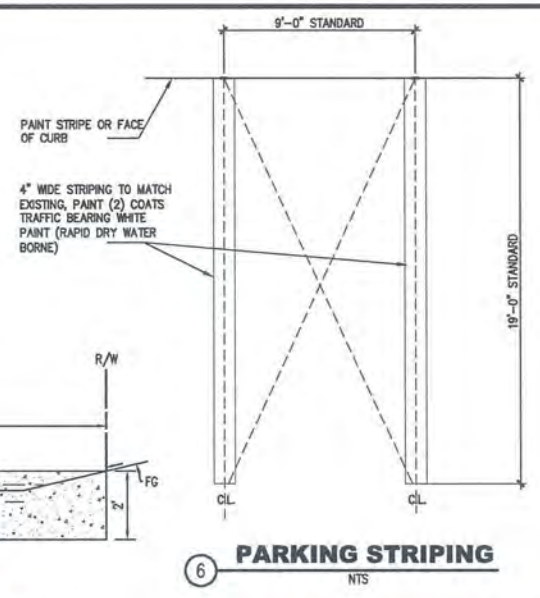
19



DOMES ARE TO BE INSERTABLE PANEL TYPE, COLORED A CONTRASTING HIGH VISIBILITY YELLOW. ARMOR-TILE MODEL #ADA-S-3648 OR APPROVED EQUAL TO BE USED.
 NOTE: IF SLOPE OF RAMP EXCEEDS 6.7%, TRUNCATED DOMES MAY BE OMITTED.

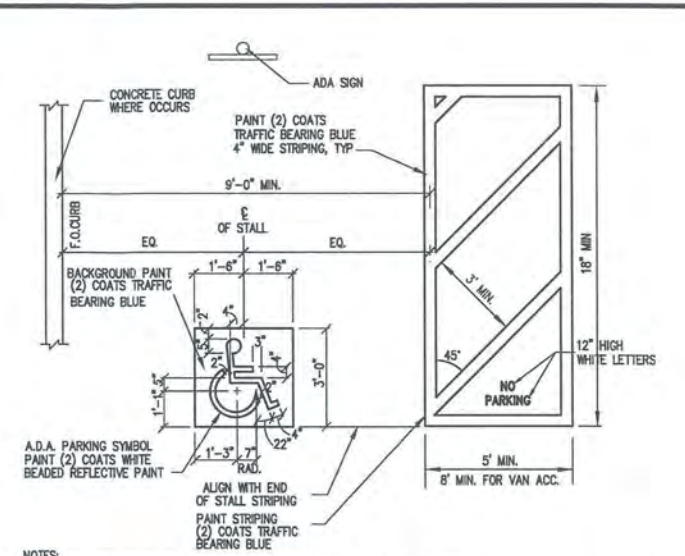
TRUNCATED DOME DETAILS

8



PARKING STRIPING

6



PAINTED ACCESSIBLE PARKING EMBLEM AND STRIPING

7

NOTES:
 1. PAINT WITH (2) COATS TRAFFIC BEARING PAINT, DRY BETWEEN COATS.
 2. MINIMUM VERTICAL CLEARANCE IS 98" IN PARKING STRUCTURE (NO VALET PARKING)

24"x24" CATCH BASIN DETAIL

22

1212 CAST IRON GRATE
 PARKWAY ONLY 28 lbs.
 PARKWAY TRAFFIC 18 lbs. 18 lbs.

1212 TOP SECTION (WITH GALVANIZED FRAME)

1212 LOWER SECTION (NO FRAME)
 NOTE: USE 1/2", 3/4", 2" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 7"

1212 STEEL COVER
 PARKWAY TRAFFIC 22 lbs. 25 lbs.

1212 BASE
 WT. 183 lbs.

12" x 12" CATCH BASIN

TOP SECTION	HT.	LBS.	KNOCK-OUT
1212 T5	5"	275	NONE
1212 T8	8"	375	(4) 8" x 11"
1212 T12	12"	450	(4) 8" x 11"
1212 T18	18"	550	(4) 8" x 11"
1212 T24	24"	650	(4) 8" x 11"

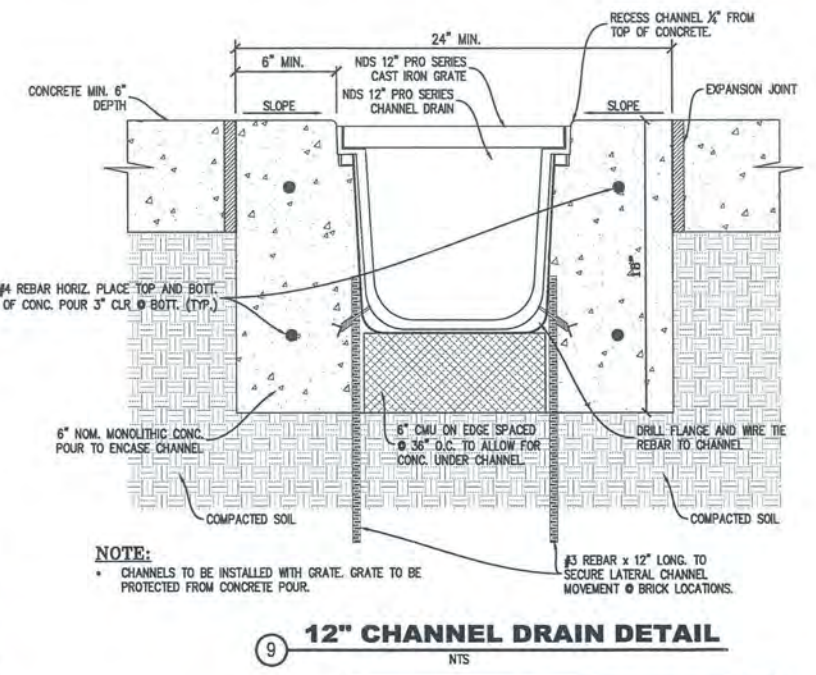
EXTENSION SECTION	HT.	LBS.	KNOCK-OUT
1212 E5	5"	275	NONE

LOWER SECTION	HT.	LBS.	KNOCK-OUT
1212 L5	5"	275	(4) 8" x 11"
1212 L8	8"	375	(4) 8" x 11"
1212 L12	12"	450	(4) 8" x 11"
1212 L18	18"	550	(4) 8" x 11"
1212 L24	24"	650	(4) 8" x 11"

1212 CB

12"x12" CATCH BASIN DETAIL

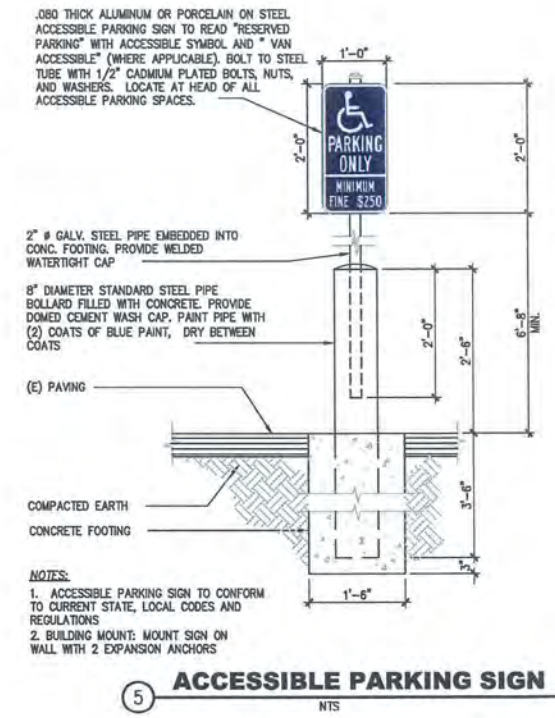
23



12" CHANNEL DRAIN DETAIL

9

NOTE: CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
 #3 REBAR x 12" LONG TO SECURE LATERAL MOVEMENT @ BRICK LOCATIONS.



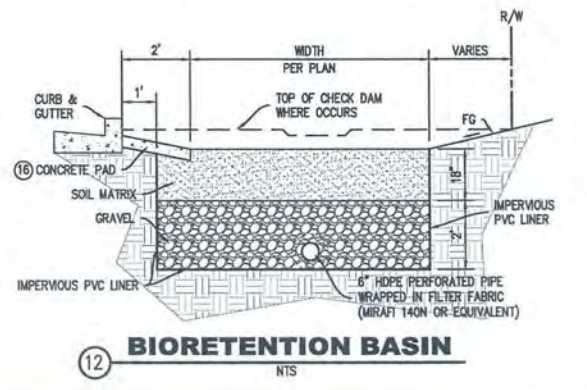
ACCESSIBLE PARKING SIGN

5

2" # GALV. STEEL PIPE EMBEDDED INTO CONC. FOOTING. PROVIDE WELDED WATERTIGHT CAP

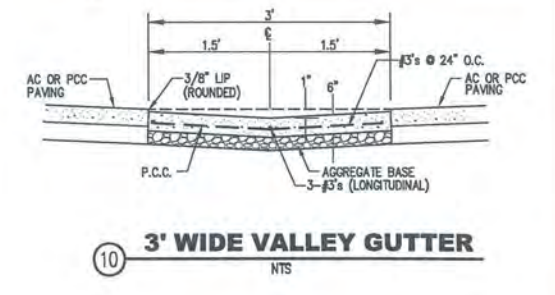
6" DIAMETER STANDARD STEEL PIPE BOLLARD FILLED WITH CONCRETE. PROVIDE DOMED CEMENT WASH CAP. PAINT PIPE WITH (2) COATS OF BLUE PAINT, DRY BETWEEN COATS

NOTES:
 1. ACCESSIBLE PARKING SIGN TO CONFORM TO CURRENT STATE, LOCAL CODES AND REGULATIONS
 2. BUILDING MOUNT: MOUNT SIGN ON WALL WITH 2 EXPANSION ANCHORS



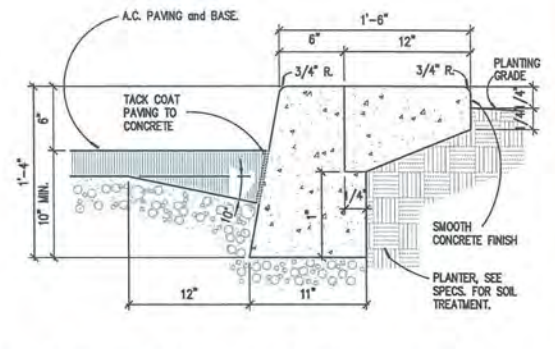
BIORETENTION BASIN

12



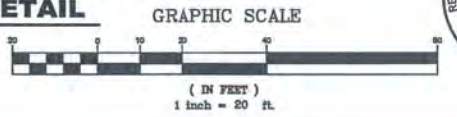
3' WIDE VALLEY GUTTER

10



12" WIDE "STEP-OFF" CONCRETE

11



GRAPHIC SCALE



PREPARED BY:

saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2005 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
 TEL: 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF

 KURT M. SAXON PE DATE: 07-30-15
 RCE 44180 EXP. 6/30/17

PRIVATE CONTRACT

**GRADING PLANS FOR:
 AERODRIVE SELF STORAGE
 PRELIMINARY GRADING PLANS
 DETAIL SHEET**

CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 18 OF 18 SHEETS

FOR CITY ENGINEER	DATE	FILED	V.T.M.
DESCRIPTION	BY	APPROVED	DATE
DESIGNED PER CITY COMMENTS	MS		07-14-15
DESIGNED PER CITY COMMENTS	MS		09-01-15
AS-BUILTS			
CONTRACTOR INSPECTOR		DATE STARTED	DATE COMPLETED

I.O. NO. PROJECT NO. V.T.M.
 1907-6288 NAD83 COORDINATES
 267-1728 LAMBERT COORDINATES

18 OF 18 PLOT DATE: 7/30/15



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: Aero Drive Self Storage
 Project No. For City Use Only: 417 888

Project Address:
 9645 Aero Dr San Diego, CA

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):
 Baron Real Estate, Inc.
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2121 Rosecrans Ave Suite 4335
 City/State/Zip:
 El Segundo, CA 90245
 Phone No: (310) 683-0466 Fax No: (310) 683-0467
 Signature: Date: 4/17/15

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: Aero Drive Self Storage Project No. (For City Use Only) 47800

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. 20-0359390
 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):
 Baron Real Estate, Inc.
 Owner Tenant/Lessee
 Street Address:
 2121 Rosccrans Ave Suite 4335
 City/State/Zip:
 El Segundo, CA 90245
 Phone No: (310) 683-0466 Fax No: (310) 683-0467
 Name of Corporate Officer/Partner (type or print):
 Heath H. Gregory
 Title (type or print):
 President
 Signature:  Date: 4/17/15

Corporate/Partnership Name (type or print):
 Owner 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):
 Owner 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):
 Owner 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):
 Owner 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):
 Owner 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:

recording requested by
Fidelity Title
Accommodation

DOC# 2015-0668691



Dec 31, 2015 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$18.00

PCOR: YES

PAGES: 2

WHEN RECORDED RETURN TO:

Ward & Ward, A Law Corporation
9777 Wilshire Boulevard, Suite 805
Beverly Hills, California 90212-1908
Attention: Dean M. Ward, Esq.

MAIL TAX STATEMENTS TO:

Aero BE, LLC
c/o Baron Equities, Inc.
2121 Rosecrans Avenue
Suite 4335
Manhattan Beach, California 90266

Assessor's Parcel Number: 421-400-28-00 (Space above this line is for recorder's use only)

QUITCLAIM DEED

The undersigned Grantor declares:

Documentary Transfer Tax is \$0.00. This conveyance changes the manner in which title is held, and is a conveyance from one legal entity to another legal entity where the Grantor and Grantee are comprised of the same parties, and said parties continue to hold the same proportionate interest. R&TC, §§11923(d), 11925(b) and 11911.

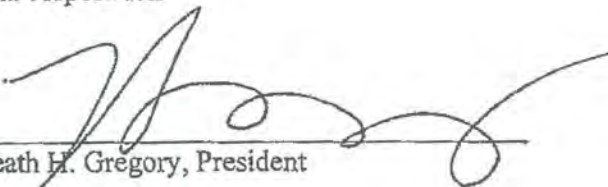
Pursuant to R&TC, §62(a)(2), this conveyance is **NOT** a change in ownership because it is a transfer between legal entities, such as a corporation to a limited liability company, and results solely in a change in the method of holding title to the real property in which proportional ownership interest of the Grantor and Grantee in each and every piece of real property transferred remain the same after the transfer.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BARON REAL ESTATE, INC., a California corporation ("Grantor"), hereby remises, releases and forever quitclaims to Aero BE, LLC, a California limited liability company, all of Grantor's right, title and interest in and to that certain improved real property located in the City of San Diego, County of San Diego, State of California, and more particularly described as follows:

PARCEL 1 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 15802, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 21, 1989 AS FILE NO. 1989-509394 OF OFFICIAL RECORDS.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of December 3, 2015.

BARON REAL ESTATE, INC.
a California corporation

By: 
Heath H. Gregory, President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On Dec 3 2015 before me, Marilyn Sears, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared HEATH H. GREGORY
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marilyn Sears
Signature of Notary Public

Ownership Disclosure

Aero BE, LLC

Shareholders:

William Bloomfield - Chairman

Jim Hunter - Vice Chairman

Joanne Hunter - Secretary

Rick Reynolds - Treasurer

Wyatt Bloomfield - Director

Amanda and Heath Gregory

PROJECT DATA SHEET		
PROJECT NAME:	Aero Drive Self Storage PTS#417888	
PROJECT DESCRIPTION:	The project proposes to demolish the existing improvements and structures and develop a self storage facility at 9645 Aero Drive.	
COMMUNITY PLAN AREA:	Kearny Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<u>ZONING INFORMATION:</u>		
ZONE: IL-2-1		
HEIGHT LIMIT: N/A		
LOT SIZE: 15,000 square-foot minimum lot size.		
FLOOR AREA RATIO: 0.50 maximum (<i>Kearny Mesa only</i>).		
FRONT SETBACK: 15 feet.		
SIDE SETBACK: 10 feet.		
STREETSIDE SETBACK: 15 feet.		
REAR SETBACK: 25 feet.		
PARKING: 16 spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial /IL-2-1	Industrial
SOUTH:	Industrial /IL-2-1	Industrial
EAST:	Industrial /IL-2-1	Industrial
WEST:	Industrial /IL-2-1	Industrial
DEVIATIONS OR VARIANCES REQUESTED:	One deviation, floor area ratio of 2.0.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 15, 2015 the Kearny Mesa Planning Group voted 9:0:0 to recommend approval of the project.	