



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 2, 2015 REPORT NO. HO 15-132

ATTENTION: Hearing Officer

SUBJECT: SELF STORAGE LOT 2
PROJECT NUMBER: 374663

LOCATION: Southeast corner of Camino Ruiz and Carroll Canyon Road, San Diego,
CA 92126

APPLICANT: Bryan Grissinger, Pacifica Companies

SUMMARY

Issue(s): Should the Hearing Officer approve a Planned Development Permit to construct a mixed use self storage and general offices facility within the Mira Mesa Community Plan?

Staff Recommendation(s) : APPROVE the application for Planned Development Permit No. 1309207.

Community Planning Group Recommendation: On November 17, 2014, the Mira Mesa Community Planning Group (MMCPG) voted 10-1-0 to recommend approval with conditions:

1. Requesting that MMCPG advise City that Carroll Canyon entry is appropriate; and
2. Conditional recommendation for approval with entry on Carroll Canyon Road.

Environmental Review: This project activity is covered under Environmental Impact Report No. 98-0978, certified by City Council on December 12, 2000 pursuant to City Council Resolution No. R-294395, http://docs.sandiego.gov/council_reso_ordinance/rao2000/R-294395.pdf. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a).

BACKGROUND

The Self Storage Lot 2 project site is located on the southeast corner of Camino Ruiz and Carroll Canyon Road (Attachment 1) within the Carroll Canyon Business Park development on an existing 7.01-acre lot in the IL-2-1, Airport Influence Area (MCAS-Miramar), and the Residential Tandem Parking Overlay Zones of the Mira Mesa Community Plan (Attachment 2). The Mira Mesa Community Plan designates this site as Light Industrial.

On December 12, 2000, the Council of The City of San Diego approved Vesting Tentative Map, Rezone, and Planned Industrial Development/Resource Protection Ordinance (PID/RPO) Permit No. 98-0978 for the Carroll Canyon Business Park (Business Park) to subdivide 57.8 acres into thirteen lots and develop a mixed use industrial park with 445,183 square feet of pad area on eleven lots. The approved PID/RPO included Design Guidelines and Development Standards to guide the development requirements of the entire Business Park. The entitlement allowed for a mix of light manufacturing, heavy commercial, professional office, and service oriented uses that support a transit oriented development. The Business Park's Design Guidelines and Development Standards also assigned building square footage to each lot based on 52.3% of net pad area. The PID allows the square footage to vary by lot, provided the maximum lot coverage of any lot does not exceed 0.5 of the gross lot area and the maximum total of 445,183 square feet for the entire plan.

On January 23, 2008, the Hearing Officer of The City of San Diego approved Planned Development Permit (PDP) No. 404072, an amendment to PID/RPO Permit No. 98-0978, to allow "self storage facility" use on the Business Park's Lot I, a 6.6-acre site. The approval included an updated Design Guidelines and Development Standards for the Business Park for the inclusion of the self storage use within the development.

DISCUSSION

The proposed Self Storage Lot 2 project proposes a Planned Development Permit (PDP) to amend PDP No. 404072 and allow self storage facility use on the Business Park's Lot 2 site. In addition, the amendment would allow an increase of the Business Park's allowable pad area from 445,183 square feet to 493,000 square feet.

The 7.01-acre site is comprised of a 2.75-acre graded pad area and the remaining 4.26 acres of steep hillsides and sensitive habitat is conserved in perpetuity with open space easement pursuant to the Business Park's recorded Map No. 15117. In addition, the entire west portion of the lot fronting Carroll Canyon Road contains a 35-foot wide irrevocable offer of dedication for future light rail transportation. Within the remaining portions of Lot 2's graded pad area, the project proposes to construct a new three-story with basement mixed use self storage facility and general offices of approximately 147,890 gross square feet total, comprised of approximately 135,842 gross square feet of storage facility use and approximately 11,210 gross square feet of general office use.

Community Plan Analysis

The Carroll Canyon Business Park is located in the Mira Mesa Community Plan's (MMCP) Industrial Miramar Subarea. The Miramar Subarea is designated for light industrial use. The

MMCP's Industrial Element states, "The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution, and similar uses." The proposed amendment to PDP No. 404072 is consistent with the MMCP and the IL-2-1, light industrial zone designation.

Community Planning Group

As noted above, MMCPG voted to recommend approval with conditions requesting that MMCPG advise the City that Carroll Canyon Road driveway entry is appropriate and recommend approval of the project with driveway entry on Carroll Canyon Road. City staff evaluated the applicant's proposals to include driveway openings to the project site from Carroll Canyon Road and Camino Ruiz. Carroll Canyon Road is classified as a six-lane primary arterial roadway in the Mira Mesa Community Plan and includes a 35-foot wide irrevocable offer of dedication for future light rail transportation along the project's western portion of the lot fronting Carroll Canyon Road. The project site also fronts Camino Ruiz, a six-lane major roadway, and the project site is currently accessed from an existing driveway opening and southbound deceleration lane. Therefore, due to existing and proposed constraints along Carroll Canyon Road, City staff cannot support driveway access on Carroll Canyon Road.

Project Issues

The amendment to PDP No. 404072 requires a change to the Business Park's Design Guidelines and Development Standards (Attachment 7) to allow the self storage use on the development's Lot 2. In addition, the Business Park's parcel lot numbers have been updated, the gross lot sizes have been corrected to reflect the development's recorded Map No. 15117, the net pads areas have been revised, and the existing and proposed building square footage has been revised. All other development requirements, standards, and substantial conformance review requirements within the Design Guidelines and Development Standards remain unchanged.

CONCLUSION

City staff has reviewed the proposed project and all issues identified through that 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 (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends approval of the Project as proposed.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 1309207, **with modifications**.
2. **Deny** Planned Development Permit No. 1309207, **if the findings required to approve the project cannot be affirmed**.

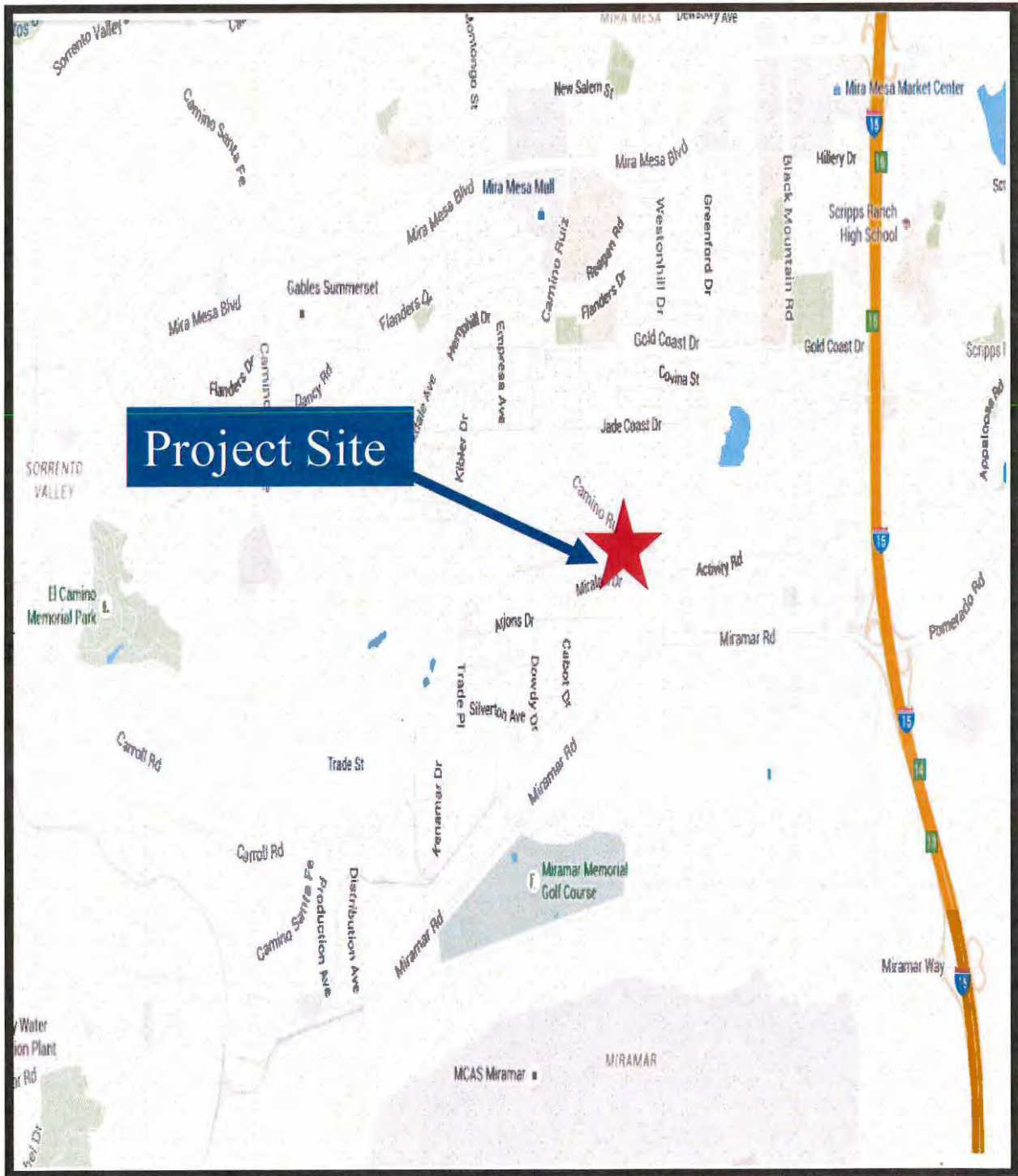
Respectfully submitted,



Tim Daly, Development Project Manager

Attachments:

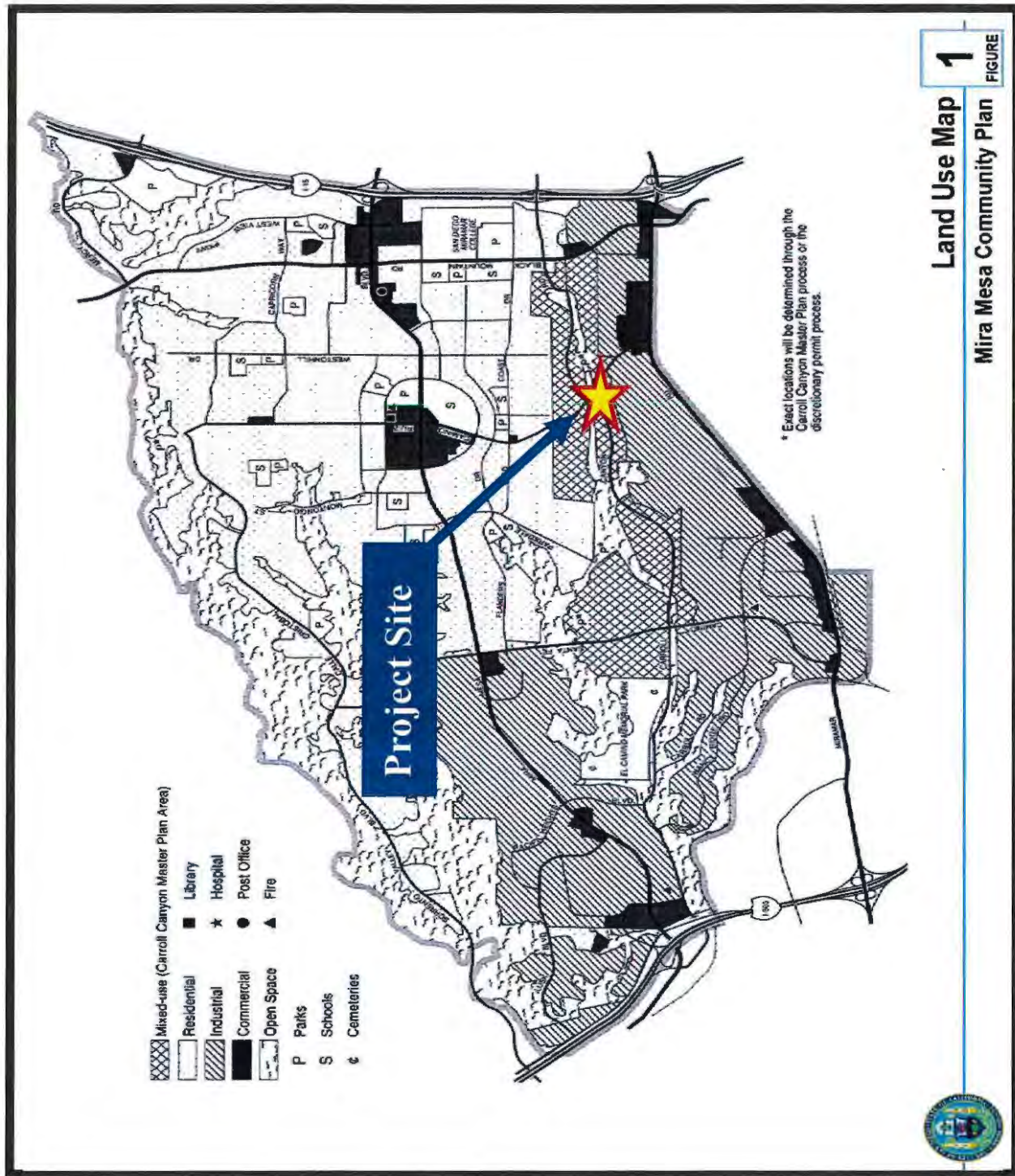
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Design Guidelines and Development Standards, amended
8. Existing PDP No. 404072
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Project Plans (to Hearing Officer separately)



Project Location

Self Storage Lot 2, Project No. 374663
Southeast corner Camino Ruiz and Carroll Cyn Rd.,



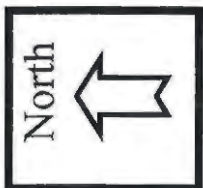


Land Use Map 1
Mira Mesa Community Plan
FIGURE



Mira Mesa Community Land Use Map

Self Storage Lot 2, Project No. 374663
Southeast corner Camino Ruiz and Carroll Cyn Rd.





Aerial Photo

Self Storage Lot 2, Project No. 374663
Southeast corner Camino Ruiz and Carroll Cyn Rd.



PROJECT DATA SHEET

PROJECT NAME:	Self Storage Lot 2	
PROJECT DESCRIPTION:	Planned Development Permit (PDP) to amend PDP No. 404072 to construct a mixed use self storage and general office facility.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<u>ZONING INFORMATION:</u>		
ZONE: IL-2-1 HEIGHT LIMIT: N/A; 50 feet proposed LOT SIZE: Min. 15,000 square feet; 305,360 square feet existing FLOOR AREA RATIO: 2.0 FAR max.; 0.48 FAR proposed FRONT SETBACK: 60 feet; 60 feet proposed REAR SETBACK: 10 feet; 227 feet proposed OPEN SPACE SETBACK: 35 feet; 35 feet proposed PARKING: 56 parking spaces required; 56 provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial, Agricultural; IL-2-1 and AR-1-1	Mining
SOUTH:	Industrial; IL-2-1	Industrial, Business Park
EAST:	Industrial; IL-2-1	Industrial, Business Park
WEST:	Industrial; IL-2-1	Industrial, Business Park
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 17, 2014, the Mira Mesa Community Planning Group (MMCPG) voted 10-1-0 to recommend approval with condition to allow access driveway on Carroll Cyn Rd.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
PLANNED DEVELOPMENT PERMIT NO. 1309207
SELF STORAGE LOT 2 PROJECT NO. 374663

WHEREAS, ASPEN CREEK, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new three-story with basement mixed use self storage facility and general offices (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1309207), on portions of a 7.01-acre site;

WHEREAS, the project site is located at the southeast corner of Camino Ruiz and Carroll Canyon Road, San Diego, CA 92126, in the IL-2-1, Airport Influence Area (MCAS-Miramar), and the Residential Tandem Parking Overlay Zones of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 2 of Carroll Canyon Business Park Map No. 15117;

WHEREAS, on December 2, 2015, the Hearing Officer of the City of San Diego considered Planned Development Permit No. 1309207 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 2, 2015.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed amendment to Planned Development Permit (PDP) No. 404072 to allow for self-storage on Lot 2 is consistent with the underlying IL-2-1 Zone. This zone is a light industrial designation that allows the self-storage use by right. This amendment is also consistent with the Mira Mesa Community Plan (MMCP). Page 85 of the MMCP states "(t)he Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses." As such, the proposed development would not adversely affect the MMCP, the underlying zoning, or any other applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed amendment to PDP No. 404072 has been reviewed for compliance with the Mira Mesa Community Plan (MMCP) and the San Diego Municipal Code (SDMC), all of which establish safe and effective guidelines for development. Additionally, the proposed amendment would result in a development similar in use to the surrounding area.

The permit controlling the development and continued use of the development proposed for this site contains conditions addressing the project's compliance with the City's regulations and other

regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. The proposed amendment to PDP No. 404072 is in compliance with the the Mira Mesa Community Plan (MMCP) and the San Diego Municipal Code (SDMC). As the last remaining undeveloped parcel in the Carroll Canyon Business Park, approval of the proposed use will result in a more desirable use of this parcel and will provide a needed amenity for the community. The project does not request any deviations or variances for the development. As a result, the proposed development will comply with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Planned Development Permit No. 1309207 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1309207, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: December 2, 2015

SAP Number: 24004786

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: 24004786

PLANNED DEVELOPMENT PERMIT NO. 1309207
SELF STORAGE LOT 2 PROJECT NO. 374663
Amendment to Planned Development Permit No. 404072
Hearing Officer

This Planned Development Permit No. 1309207, an amendment to Planned Development Permit No. 404072, is granted by the Hearing Officer of the City of San Diego to Aspen Creek, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 7.01-acre site is located at the southeast corner of Camino Ruiz and Carroll Canyon Road, San Diego, CA 92126, in the IL-2-1, Airport Influence Area (MCAS-Miramar), and the Residential Tandem Parking Overlay Zones of the Mira Mesa Community Plan. The project site is legally described as Lot 2 of Carroll Canyon Business Park Map No. 15117.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new three-story with basement mixed use self storage facility and general offices described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2015, on file in the Development Services Department.

The project shall include:

- a. Construct a new three-story with basement mixed use self storage facility and general offices of approximately 147,890 gross square feet total, comprised of approximately 135,842 gross square feet of storage facility use and approximately 11,210 gross square feet of general office use;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 16, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

11. Unless specifically modified herein by this Permit, the Owner/Permittee shall comply with Planned Development Permit No. 404072, an amendment to Planned Industrial Permit/Planned Commercial Development Permit No. 98-0978.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 98-0978 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 98-0978, 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 Land Use, Air Quality, Biological Resources, Hydrology/Water Quality, Geology/Soils, Landform Alteration/Visual Quality, Transportation/Circulation, and Paleontological Resources.

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] Notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in City Information Bulletin 520

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private storm drain located within Carroll Canyon Road right-of-way, satisfactory to the City Engineer.

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

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

19. 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.

20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

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

22. This project proposes to export 6,985 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

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 (SWPPP) 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 (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

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.

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

LANDSCAPE REQUIREMENTS:

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

28. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the

property in substantial conformance with Exhibit "A" in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

29. Prior to issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

30. In the event that a foundation only construction permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

35. Owner/Permittee shall maintain a minimum of 56 off-street automobile parking spaces to include 3 disabled accessible spaces, 17 short-term /4 long-term bicycle spaces, and 4 motorcycle spaces shall be permanently maintained on the property at all times within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

36. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

38. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

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

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

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

43. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities.

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

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 Hearing Officer of the City of San Diego on December 2, 2015 and Resolution No. HO-XXXX

Permit Type/Approval No.: Planned Development Permit No. 1309207
Date of Approval: Dec. 2, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

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

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

Aspen Creek LLC
Owner/Permittee

By _____

NAME:

TITLE:

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

Carroll Canyon Business Park Planned Industrial Development

DESIGN GUIDELINES & DEVELOPMENT STANDARDS

Prepared for:
Aspen Creek L.L.C.
P.O. Box 1756 Solana Beach,
CA 92075

Prepared by:
T&B PLANNING CONSULTANTS, INC.
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Carroll Canyon Business Park P.I.D.
Design Guidelines and Development Standards

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I. INTRODUCTION

A. Project Location

The 57.8-acre *Carroll Canyon Business Park* site is located in the Mira Mesa community planning area, approximately 1½ miles west of Interstate 15 (I-15) (see Figure 1, *Location Map*). The property is a relatively narrow, rectangular-shaped parcel, bounded by existing industrial/business park development on the south and east, and by aggregate mining operations on the north and west. Camino Ruiz, an existing four-lane major road, crosses the eastern portion of the site and divides the property into two non-contiguous sections. The larger, 51.2-acre portion is located southwest of Camino Ruiz, and the smaller, 6.6-acre portion is located northeast of the roadway.

B. Planning Context

The Mira Mesa Community Plan states that the project site may be processed as a planned development permit without the need for a community plan amendment provided that the design of the creek and open space systems, the alignment of Carroll Canyon Road, and the plans for development would support a future light rail transit line are coordinated with Fenton's and CalMat's plans.

The developer of the subject property (Aspen Creek, LLC) has applied for a Planned Industrial Development (PID) Permit from the City of San Diego for the proposed Business Park. As recommended by the Community Plan, these PID Design Guidelines and Development Standards emphasize a transit-oriented development concept by encouraging development that supports high employment density uses and by incorporating pedestrian-friendly landscape and streetscape elements. In addition, these Guidelines include details regarding enhancement of Carroll Canyon Creek, the construction of Carroll Canyon Road through the site, and the designation of light rail transit easement on the property.

In conjunction with the PID permit, the project proponent has requested that the site be rezoned from A-1-10/HR (agricultural, one unit per ten acres with the Hillside Review Overlay Zone) to M-1B/HR (Manufacturing Industrial with the Hillside Review Overlay Zone). Implementation of the project also requires approval of a Tentative Map and Resource Protection Ordinance permit, which have been applied for concurrent with this PID.

NOTE: Since the approval of the original PID, the zones established by the old municipal code Chapter 10 were amended and replaced with the base zone codes established in Chapter 13 of the Land Development Code. As a result, the M-1B zone has been changed to IL-2-1 per the most recent Zone Conversion Table dated 10/30/2006.

C. Purpose and Intent of this PID

These Design Guidelines and Development Standards address the development requirements and architecture and landscape architecture standards for the *Carroll Canyon Business Park*. The project will be developed as a PID, as required by the City of San Diego and as specified by the Mira Mesa Community Plan. As a Master PID, this document sets forth specific goals and guidelines for the preparation and submittal of detailed plans and construction proposals for substantial conformance review by the City of San Diego. These Design Guidelines and Development Standards will ensure the City of a high-quality industrial/business park development which meets City standards and adheres to the recommendations of the Mira Mesa Community Plan for the Carroll Canyon Master Plan area. The

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project site will be rezoned to M-1B, thus these PID guidelines have been prepared in accordance with that zone, as defined by the San Diego Municipal Code, Section 101.0435.2. Both this document and the M-1B Section of the Municipal Code should be consulted for direction in the design and review of subsequent applications for development of the site.

NOTE: Since the approval of the original PID, the zones established by the old municipal code Chapter 10 were amended and replaced with the base zone codes establishes in Chapter 13 of the Land Development Code. As a result, the M-1B zone has been changed to IL-2-1 per the most recent Zone Conversion Table dated 10/30/2006.

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Figure 1 Location Map

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II. MASTER DEVELOPMENT PLAN

A. Master PID

The *Carroll Canyon Business Park Master PID* is depicted on Figure 2. As shown, the PID is divided into eleven industrial lots and two open space lots. Table 1, *Development Intensity by Lot*, outlines the acreage and maximum allocated square footage for each lot. In addition, Table 1 identifies the quantity of land that will be devoted to open space (Lots 12 and 13) and public streets.

**Table 1
Development Intensity by Lot**

Lot Number	Gross Lot Size ¹ (acres)	Net Pad Areas ² (acres)	Building Square Footage ³ (52.3% of Net Pad)
01	6.6	2.6	59,255
02	7.2	2.75	62,673
03	2.5	1.64	37,376
04	3.5	2.64	60,028
05	1.6	1.09	24,841
06	1.4	1.12	25,525
07	1.4	1.20	27,348
08	2.4	1.60	36,465
09	1.5	1.50	34,185
10	1.5	1.40	31,906
11	2.1	2.00	45,581
12	4.7	Open Space/Pedestrian and Bike Trails/ Manufactured Slopes	
13	10.1	Open Space/LRT Right-of-Way/ Manufactured Slopes	
Public Roads ⁴	11.3	Public Roads	
Totals	57.8	19.54	445,183

1. Gross acreages are approximate and will be verified by the project's Tentative Map.

2. Net pad areas exclude dedicated rights-of-way, all manufactured slope areas, and areas that are inaccessible or unbuildable due to physical impediments.

3. Square footage can vary by lot, provided the maximum lot coverage of any lot does not exceed 0.5 of the gross lot area and the maximum total of 445,183 s.f. is not exceeded for the entire Pin.

4. Roadway acreage includes Carroll Canyon Road, "A" Street and "B" Street.

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Since the approval of the PID, a variety of development activities have occurred in the Carroll Canyon Business Park. The Development Intensity by Lot Table 1 reflects the planned conditions and the Updated Development Intensity by Lot Table 1A below reflects more current conditions.

The Lot Numbers have been updated, the Gross Lot Sizes have been confirmed with Map 15117, the Net Pad areas have been revised, and the Building Square footage reflect the existing and proposed development as of February 11, 2015 per records available in the City of San Diego Records Department.

Table 1A
Updated Development Intensity by Lot

<u>Lot Number</u>	<u>Gross Lot Size (acres)</u>	<u>Net Pad Areas¹ (acres)</u>	<u>Building Square Footage² (57.8% of Net Pad)</u>
<u>01</u>	<u>6.339</u>	<u>2.6</u>	<u>123,929</u>
<u>02</u>	<u>7.010</u>	<u>2.75</u>	<u>149,341</u>
<u>03</u>	<u>16.674</u>	<u>13.07</u>	<u>201,850</u>
<u>04</u>	<u>1.234</u>	<u>1.12</u>	<u>17,880</u>
<u>05</u>	<u>4.531</u>	<u>Open Space/Pedestrian and Bike Trails/ Manufactured Slopes</u>	
<u>06</u>	<u>11.803</u>	<u>Open Space/LRT Right-of-Way/ Manufactured Slopes</u>	
<u>Public Roads³</u>	<u>10.216</u>	<u>Public Roads</u>	
<u>Totals</u>	<u>57.807</u>	<u>19.54</u>	<u>493,000</u>

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1. Net pad areas exclude dedicated rights-of-way, all manufactured slope areas, and areas that are inaccessible or unbuildable due to physical impediments. Net Pad areas are approximate.

2. Square footage can vary by lot, provided the maximum lot coverage of any lot does not exceed 0.5 of the gross lot area and the maximum total of 493,000 s.f. is not exceeded for the entire PID.

3. Roadway acreage includes Carroll Canyon Road, "A" Street and "B" Street.

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Figure 2 Master PID Site Plan

Carroll Canyon Business Park P.I.D.

Because end users of the *Carroll Canyon Business Park* were not identified at the time these Design Guidelines and Development Standards were compiled, this document has been prepared with a wide range of light industrial/business park users in mind. To accommodate businesses and industries requiring large land areas, development of the eleven industrial lots within the PID can either occur singularly or in multiples provided that parking requirements are met for the amount of square footage constructed. Lot lines may be adjusted when two or more contiguous lots are within the same ownership or when different property owners of the contiguous lots are in agreement with the lot line adjustment. Also, buildings may be constructed across lot lines if the adjoining parcels are within the same ownership. All lot line adjustments must be reviewed through the Substantial Conformance review process to determine if the proposal is in conformance with the Master Plan.

The maximum building square footage allocated to the *Carroll Canyon Business Park* is 493,000 square feet, calculated by multiplying the project's net pad area (in square feet) by 57.8%. If more than one lot develops as a single use, the development allocation for those lots shown in Table 1 would be combined. The square footage allocated to each lot by Table 1 may vary, provided that the maximum lot coverage of any lot does not exceed 0.5 of the gross lot area (see Municipal Code, Section 101.0435.2), and the maximum total of 493,000 square feet for the entire PID is not exceeded.

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B. Conceptual Site Plan

The *Carroll Canyon Business Park* is anticipated to develop with a mix of light manufacturing, heavy commercial, professional office, and service-oriented uses supporting a transit-oriented development concept. A *Conceptual PID Site Plan* is shown as Figures 3A and 3B. This plan is shown for illustrative purposes only as a depiction of the development concept envisioned for the site. As shown, eleven light industrial/ business park buildings are anticipated to occur on-site. Focal points are provided at the end of each cul-de-sac and driveway as arrival statements for employees and visitors. Individual lot design, building footprints, and parking layouts shown on Figures 3A and 3B are typical and based on design requirements of this PTD. Actual development will likely vary from these typical representations. Review and approval of actual development plans for individual lots will occur as implementing actions of this PID and will require a finding of substantial conformance based on the Design Guidelines and Development Standards contained in this document. Section VI, Implementation, details the submittal requirements for implementing this PID.

C. Circulation Plan

Primary vehicular access to the project site will be provided by Camino Ruiz and Carroll Canyon Road. Camino Ruiz is an existing collector road that bisects the eastern portion of the property within a 102-foot right-of-way. This right-of-way would be expanded along the project's frontage (Lots 1 and 2) by ten feet on both sides of the roadway (for an ultimate right-of-way width of 122 feet) to accommodate new turning lanes and improvements, including curbs, gutters, sidewalks, and class II bike lanes. See Figure 4 Roadway Cross-Sections, for an illustration of the ultimate Camino Ruiz right-of-way. Pursuant to the 1999 Public Facilities Financing Plan/Financial Benefit Assessment (PFFP/FBA), Camino Ruiz will be widened to a modified six-lane major street from Gold Coast Drive to the east leg of Jade Coast and from the project's southern property boundary to Miramar Road. Construction of this PFFP project is scheduled to be begin in Year 2006 and will be built under Capital Improvements Project Number 52-389.0.

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Figure 3A Conceptual Site Plan - Sheet 1

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Figure 3B Conceptual Site Plan - Sheet 2

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Figure 3 Roadway Cross Sections - Camino Ruiz and Carroll Canyon Road

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As required by the Mira Mesa Community Plan, Carroll Canyon Road will be constructed on-site as a six-lane primary arterial. In addition, the project will improve the off-site intersection of Carroll Canyon Road/Camino Ruiz and a traffic signal will be installed. As an interim condition, the project will improve a half-width segment of Carroll Canyon Road. The roadway will terminate as a cul-de-sac at the project's western boundary, until it is extended to the west by the adjoining property owner. On-site full width improvements will occur when the roadway is extended to the west by others. When completed, the right-of-way for Carroll Canyon Road will range from 126 to 136 feet and will function as an important east/west circulation link in the community. A 35-foot-wide easement and a temporary 10-foot-wide construction easement will be set aside south of the Carroll Canyon Road right-of-way to accommodate a future LRT line under consideration by the Metropolitan Transit Development Board (MTDB). Non-contiguous sidewalks on this roadway will promote a pedestrian-friendly environment (see Figure 3).

Internal to the project, two industrial collectors will connect with Carroll Canyon Road. Industrial collector streets, "A" and "B" will be constructed as 80-foot rights-of-way and will provide primary access to Lots 3-11 (see Figure 3). Private vehicular access easements will be provided between lots so that all vehicles entering and exiting Lots 3-11 will have access to the traffic signal at the Carroll Canyon Road/Street "B" intersection. Sidewalks will be provided on these two roadways to promote pedestrian use. In addition, a pedestrian trail and bicycle path will be provided along the Carroll Canyon Creek floodplain to provide an alternative connection to the Business Park from the LRT station proposed by MTDB northeast of Camino Ruiz.

Lots 1 and 2 will be accessed by private driveways connecting to Camino Ruiz. Access to Lot 1 will be provided from Camino Ruiz, with a driveway occurring opposite the existing Miralani Drive intersection. One driveway will be constructed on Lot 2 to provide access from Camino Ruiz. The driveway would limit traffic entering and exiting Lot 2 to right-turns only. Pedestrian connection to Lots 1 and 2 will be provided by the sidewalk system along Camino Ruiz and Carroll Canyon Road.

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III. DEVELOPMENT STANDARDS

A. Development Criteria

This *Carroll Canyon Business Park* PID has been prepared in accordance with the regulations governing the M-1B zone, Hillside Review Overlay Zone, Resource Protection Ordinance and the Flood-way and Flood-plain Fringe. The criteria for developing the Business Park will be governed by this document and San Diego Municipal Code Section 101.0435.2. Where any provision within this document conflicts with the San Diego Municipal Code, this document shall take precedence. For City-wide development criteria and regulations that are not included or modified herein, the City-wide regulation shall apply.

NOTE: Since the approval of the original PID, the zones established by the old municipal code Chapter 10 were amended and replaced with the base zone codes establishes in Chapter 13 of the Land Development Code. As a result, the M-1B zone has been changed to IL-2-1 per the most recent Zone Conversion Table dated 10/30/2006.

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B. Permitted Uses

The *Carroll Canyon Business Park* shall be developed with uses permitted under the M-1B zone, as specified in Section 101.0435.2 of the San Diego Municipal Code. Uses having high employment generation are encouraged on the property. Those uses include, but are not limited to, manufacturing and fabrication operations (i.e. aircraft, audio products, communication equipment, and scientific instrumentation), professional and business establishments (i.e., law, engineering, and real estate firms), and self-storage. Self-storage uses shall be limited to Lot 1 and Lot 2 only. Business and professional office uses shall be limited to the restrictions listed in Section 101.0435.2, Item B.11.e of the Municipal Code. In addition, central electric plants with a generating capacity in excess of 250 megawatts and those uses that are permitted within the R-1, R-2, R-43, CN and C zones (except for those listed above) would not be allowed.

NOTE: Since the approval of the original PID, the zones established by the old municipal code Chapter 10 were amended and replaced with the base zone codes establishes in Chapter 13 of the Land Development Code. As a result, the M-1B zone has been changed to IL-2-1 per the most recent Zone Conversion Table dated 10/30/2006.

C. Project-Wide Site Development Standards

Construction of the proposed buildings shall be in compliance with the regulations and standards listed in the Property Development Regulations Section of the Municipal Code for the M-1B Zone (Section 101.0435.2).

NOTE: Since the approval of the original PID, the zones established by the old municipal code Chapter 10 were amended and replaced with the base zone codes establishes in Chapter 13 of the Land Development Code. As a result, the M-1B zone has been changed to IL-2-1 per the most recent Zone Conversion Table dated 10/30/2006.

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D. Lot-Specific Site Development Standards

General

1. Lot lines may be adjusted or lots may be combined when two or more contiguous lots are within the same ownership. (Subject to Substantial Conformance Review.)
2. Buildings maybe constructed across lot lines if the adjoining parcels are within the same ownership. (Subject to Substantial Conformance review.)

Lot-Specific Standards ("See Figures 5 through 9)

1. A ten-foot area containing a contiguous sidewalk and landscaping shall be provided along the southwestern boundary of Lot 1 and the northeastern boundary of Lot 2. Those improvements shall be included in the Camino Ruiz right-of-way.
2. If a professional business/office use is proposed for Lot 1, the building setbacks shall be increased to a minimum of 90 feet as measured from the centerline of Camino Ruiz.

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Figure 4 Lot 1 - Development Criteria

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Figure 5 Lot 2 - Development Criteria

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Figure 6 *Lot 3 - Development Criteria*

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Figure 7 Lots 4, 5, & 6 - Development Criteria

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Figure 8 Lot 7, 8, 9, 10, & 11 - Development Criteria

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3. If a professional business/office use is proposed for Lots 2, 3, 4, 6, 7, 10, and 11 the minimum building setbacks shall be increased to a minimum of 95 feet from the ultimate centerline of the Carroll Canyon Road right-of-way.
4. An existing 30-foot sewer easement located on the northern edge of Lot 1's property boundary shall remain intact. A 20-foot sewer service road shall be constructed within this easement.
5. An existing 30-foot sewer easement located along the northern edge of the Lot 2 boundary shall remain intact. Parking and driveway aisles may be located within this easement if the parking does not encroach into the required front and side yard setbacks.
6. A 35-foot-wide light rail transit (LRT) easement and a temporary 10-foot-wide construction easement shall be provided along the northwestern boundary of Lot 2. If the transit line is elevated, landscaping and driveway aisles may be permitted in the easement, provided approval is obtained from the Metropolitan Transit Development Board (MTDB) and the City of San Diego. Structures shall be set back a minimum of 15 feet from this easement.
7. A 50-foot naturalized buffer shall be provided along the northern boundary of Lots 3, 4, 5, and 8 adjacent to Carroll Canyon Creek. The buffer shall include landscaping and all or portions of the required sewer access road. The sewer access road shall contain all or portions of the 10-foot bike trail, 2-foot shoulders, and 6-foot hiking trail.
8. A 50-foot buffer shall be provided on the northern and northwestern edges of the industrial pads on Lots 9 and 11. The buffer shall include landscaping, a 6-foot hiking trail, and 10-foot bike trail.
9. Landscaping along the northern and eastern boundaries of Lot V's building pad shall be consistent with the brush management requirements for a moderate fire hazard rating.
10. The revegetated, manufactured slopes and the natural slopes bordering the southern perimeter of Lot 2's building pad shall contain landscaping that is consistent with the brush management requirements for a high fire hazard rating.
11. Landscaping along the northern boundary of Lots 3, 4, 5, 8, 9, and 11 shall be consistent with the brush management requirements for a low fire hazard rating.
12. Access to Lot 1 shall be provided from Camino Ruiz via a private driveway to be constructed on the lot, properly aligned with the existing Camino Ruiz/Miralani Drive intersection.
13. Access to Lot 2 shall be provided by one private driveway to be constructed on the lot. The driveway shall provide right-turn-only access from Camino Ruiz.
14. Access to Lot 3 shall be provided via a private driveway to be constructed at the southwest corner of the lot. This driveway shall be shared with Lot A, and shall provide right-turn only access to Carroll Canyon Road.
15. Access to Lots 4, 5, and 6 shall be provided via Street "A." In addition, a private driveway shall be constructed at the southeast corner of Lot 4 and shall be shared with Lot 3.
16. Access to Lots 7, 8, 9, and 10 shall be provided via Street "B."

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17. Access to Lot 11 shall be provided via a flexible internal easement from Street "B" that will be located through Lots 9 and 10 and terminate at Lot 11,
18. A minimum 26-foot easement shall be provided on Lot 4 to allow for emergency vehicle access through Lot 4 from Street "A" to Lot 3.
19. A minimum 26-foot easement shall be provided through the southern portions of the lots 5, 8, and 9 to allow for vehicular movement and emergency access from Street "A" to Street "B" and Lot 11. If located at the southern property line, half of the easement (13 feet) may be located on Lots 5, 8, and 9 with the remaining 13 feet located on Lots 6, 7, and 10 to the south.
20. A minimum 26-foot easement shall be provided through the northern portions of the lots 6, 7, and 10 to allow for vehicular movement and emergency access from Street "A" to Street "B" and Lot 11. If located at the northern property line, half of the easement (13 feet) may be located on Lots 6, 7, and 10 with the remaining 13 feet located on Lot 5, 8, and 9 to the north.

E. Parking standards

1. Forty percent of the total area of the lot or premises shall be used for automobile parking areas, driveways, and off-street platforms and docks. Parking shall be provided on each lot to accommodate the parking needs of employees, visitors, and company vehicles according to the use of the lot, or as otherwise required by the City of San Diego. Parking requirements shall be determined upon submittal of specific development plans.
2. Parking areas shall have clear and unobstructed access of at least ten feet in width to a public street.
3. Where parking areas abut walls and fences, wheel stops shall be installed to protect the walls and fences.
4. Parking may be managed to allow for shared use between lots where possible.
5. Parking may occur in any or all of the following ways:

Surface parking:	Provided at the surface level.
Structure parking:	Provided in one or more above-ground levels, including all or partial use of the first floor of a building.
Subterranean parking:	Provided in one or more below-ground levels.
6. Minimum parking space dimensions shall be as follows:

Standard Space:	8 ½' x 20'
Handicapped Space:	14' x 20' with required 5' wide ramp

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7. No parking shall be established within the front yard setback or within five (5) feet of a public street as measured from the property line.
8. Required side yards adjacent to parking shall maintain a five (5) foot minimum landscape buffer.
9. Parking areas must terminate at least five (5) feet from any exterior building wall, excluding vehicular access ways to the building.

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10. Parking shall conform to the following City standards: a) San Diego Municipal Code Division 8, §101.0800, Off-Street Parking; b) Locational Criteria, Development Standards and Operational Standards for Off-Street Parking Lots, City of San Diego, California; c) State Building Code, Title 24, Handicapped Requirements; and d) San Diego Municipal Code Division 7, §101.0700, City-Wide Landscape Regulations. If a discrepancy exists between this PID and City-wide standards, this PID shall take precedence.

NOTE: Since the approval of the original PID, some sections of the ordinance have changed. The parking requirements are in Chapter 14, Article 2, Division 5 and the landscaping regulations are now in Chapter 14, Article 2, Division 4.

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IV. DESIGN GUIDELINES

The purpose of these guidelines is to provide designers, developers and the City of San Diego with basic design guidelines for development of the *Carroll Canyon Business Park*. The overall goal is to create a high-quality light industrial/business park that incorporates transit oriented development concepts and orients uses around Carroll Canyon Creek, which will be revegetated and enhanced as an east-west link in the community's open space system. These guidelines are not intended to restrict the creativity of the Business Park designers; rather, they are formulated to provide guidance, while allowing creative flexibility.

A. Building Placement

1. Structure placement may occur in any location on a lot provided that the required setbacks and City fire protection criteria (including brush management zone 1) are met.
2. Office buildings on Lots 3, 4, 5, 8, 9, and 11 should orient exterior uses toward Carroll Canyon Creek.
3. Buildings on Lots 7 through 10 should be clustered around the Street "B" cul-de-sac to encourage a pedestrian-friendly streetscene. Similarly, buildings on Lots 4, 5, and 6 should be clustered around the Street "A" cul-de-sac.
4. Buildings should be designed to allow shared courtyards or plaza areas to create usable exterior space.
5. Buildings may be constructed across lot lines if the adjoining parcels are within the same ownership.

B. Building Design

Concepts for exterior building designs are presented in Figures 10 through 12. A roof plan depicting typical screening of rooftop equipment is presented in Figure 13. Future development is not required to be identical to the illustrations provided in this document, but should be found in substantial conformance with these concepts and the guidelines presented below.

1. Square, box-like buildings without facade fenestration are prohibited. Pedestrian-oriented building facades shall be incorporated into the design. Openings for doors and windows shall be recessed into the wall and treated as individual units; shadows created by this treatment will provide articulation to building walls. Buildings shall also have shadow relief.
2. Light, neutral colors should be used on buildings; contrasting trim and horizontal color bands may help break up the vertical monotony of tall flat walls.
3. Large, unbroken expanses of wall and large expanses of reflective surfaces are prohibited.
4. All mechanical equipment, on the roof or at grade, shall be screened from view from public roads and all pedestrian and open space vantage points, including the Carroll Canyon Creek corridor. (Refer to page 110 of the Mira Mesa Community Plan.)

Carroll Canyon Business Park P.I.D.

Figure 9 Typical Building Elevations

Carroll Canyon Business Park P.I.D.

Figure 10 Typical Building Elevations

Carroll Canyon Business Park P.I.D.

Figure 11 Typical Building Elevations

Carroll Canyon Business Park P.I.D.

Figure 12 Roof Treatment Detail

Carroll Canyon Business Park P.I.D.

5. Roof lines shall be articulated with shorter elements to reduce building mass. Occasional sloped roof forms should be introduced over special areas and special functions to create visual interest.
6. Use of natural light is encouraged in all buildings. Proper uses of daylight will minimize reliance on electricity for lighting and heating.

C. Service, Loading and Equipment Areas

1. Service, loading and storage of service vehicles shall be separated from pedestrian and private automobile circulation where possible.
2. Service areas, loading docks, storage yards, and equipment areas shall be screened from public roads and all pedestrian and open space vantage points, including the Carroll Canyon Creek open space corridor. Screening can be accomplished by locating these uses within a building or by screening them with landscaping, walls, fences, or other architectural treatments.
3. A minimum treatment height of six (6) feet shall be used for screening of loading, service, and/or storage areas.
4. Storage for supplies, merchandise and similar materials shall not be permitted on the roofs of any buildings.

D. Walls and Fencing

1. All fencing shall be a maximum of six feet in height and shall be constructed in accordance with the requirements of Chapter IX (Building Code) of the San Diego Municipal Code.
2. Fences on property lines in common with properties in less restrictive zone classifications and the M-1B, M-1A, A-1, FW and FC Zones may be an open-style fence (e.g. ornamental iron, screen or decorative block or translucent plastic), provided however, that where any portion of any such fence is within 50 feet of a public right-of-way, then said portion shall be fenced in accordance to the design criteria required for more restrictive zoning classifications.
3. All gates shall be constructed of solid view-obscuring material except vehicular gates and gates regulated by the provisions listed in Item D.2 above.
4. All fences and walls shall be constructed of new material or of used material of similar quality and shall be maintained in a state of good repair. Any dilapidated, dangerous, or unsightly fences or walls shall be repaired or removed.

E. Employee Amenities

Outdoor amenities such as benches and tables shall be provided within the *Carroll Canyon Business Park* for employee use. Outdoor amenities are encouraged to be oriented toward the Carroll Canyon Creek corridor on Lots 3, 4, 5, 8, 9, and 11. The employee break areas shall be separated from vehicular use areas and shall be screened from parking areas with landscaping. A sidewalk or pedestrian path shall be designed to provide easy access to such outdoor amenities. A typical design for the outdoor use areas along the Carroll Canyon Creek corridor is depicted on Figure 15. In addition, bicycle parking facilities and associated signage shall be provided in areas where the bike path, pedestrian walkways, and building entrances are within close proximity of each other. The proposed development shall also provide bicycle lockers and shower facilities for employee use within each building.

Carroll Canyon Business Park P.I.D.

F. Pedestrian Walkways

Clearly defined pedestrian walkways shall be provided within the project site between parking lots and building entrances, and between building entrances and outdoor use areas. Where possible, the walkways also shall connect to the meandering hiking and bicycle trails in the Carroll Canyon Creek corridor. The Carroll Canyon Creek corridor trails will meander between the development area and the creek, and shall be constructed of materials that will withstand periodic flooding. These trails will offer views of Carroll Canyon Creek and provide access to the nearby LRT station proposed by MTDB on the northeast side of Camino Ruiz. On the western portion of the property, the bike and hiking trails will traverse the 50-foot buffer on the northwestern and northern edges of the industrial pads (Lots 9 and 11) and landscaping. As the trail approaches Lot 8 and the remaining portions of the property, the trail shall be located in the naturalized slope and 50-foot buffer abutting the creek. As the trails approach the Carroll Canyon Road/Camino Ruiz intersection, the hiking trail will connect with the non-contiguous sidewalk along Carroll Canyon Road and the bike trail will run northeasterly where bicyclists would gain access to Camino Ruiz.

On the southern portion of the property, non-contiguous sidewalks shall be constructed along Carroll Canyon Road. This sidewalk also will provide access to the LRT station proposed northeast of Camino Ruiz. A conceptual illustration of pedestrian circulation is illustrated on Figure 16.

G. Trash Enclosures

Each lot shall include an enclosed area for refuse and recycling receptacles (see Figure 17). Trash enclosures shall be designed to complement building architecture and be easily accessible by trucks and employees.

H. Carroll Canyon Creek Buffer

A minimum fifty-foot-wide naturalized buffer shall be provided along the northern edge of the project site, south of Carroll Canyon Creek. The buffer will contain a hiking trail, Class I bike trail, and landscaping. The hiking and biking trails shall be built with materials that will withstand periodic flooding, as portions of these facilities will be located within the limits of the 100-year floodplain. Landscaping maintenance responsibilities and requirements, and a conceptual illustration and cross-sections for the buffer area are included in Section V, Landscape Guidelines.

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Figure 13 Outdoor Eating Area Detail

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Figure 14 *Conceptual Pedestrian Circulation Plan*

Carroll Canyon Business Park P.I.D.

Figure 15 Trash Enclosure Detail

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V. LANDSCAPE GUIDELINES

A. Conceptual Landscape Plan

A Conceptual Landscape Plan for the *Carroll Canyon Business Park* will be approved as a part of the PID Permit. Major elements of the Conceptual Landscape Plan include landscaping guidelines for streetscapes, medians, project entries, pedestrian/bicyclist amenities, slope and erosion treatment, parking/outdoor storage areas and brush management areas. Irrigation and maintenance requirements also are included in the landscape plan. The Mira Mesa Community Plan calls for development that emphasizes a pedestrian-oriented design and unified open spaces. The Community Plan also requires that a 50-foot naturalized buffer be provided between the proposed structures and Carroll Canyon Creek and recommends that a pedestrian trail and bicycle path be provided within the buffer area to connect the various properties along the creek. The project's landscape theme will complement the surrounding community by utilizing a plant palette consistent with the Mira Mesa Community Plan and the City of San Diego Landscape Technical Manual.

B. Landscape Guidelines

Continuity throughout the Business Park shall be achieved through the use of a single landscape theme. The northern slope facing Carroll Canyon Creek shall be revegetated as a riparian habitat according to Section 7 of the City of San Diego's Landscape Technical Manual (LTM). Landscaping of individual lots shall occur in conjunction with their development in accordance with the San Diego Municipal Code, Division 7, §101.0700, City-Wide Landscape Regulations.

1. Public Streetscapes

Streetscape landscaping includes the project's frontage along Camino Ruiz and Carroll Canyon Road, and well as the three internal industrial collector streets (Streets "AM and MB"). Street trees will be generally canopy or pyramidal in shape and will offer shade to the environment most of the year. The streetscape planting areas will establish the identifiable theme and character of the project.

- a. All trees planted along the project's frontage of Camino Ruiz and Carroll Canyon Road shall be a minimum of 24-inch box.
- b. Non-contiguous sidewalks shall be provided on Carroll Canyon Road.
- c. Camphor, Lemon-Scented Gum, and other compatible trees should be incorporated along Camino Ruiz, where appropriate to integrate the project with the existing landscape theme established along other segments of this roadway.
- d. A native riparian landscape theme (e.g. Sycamore, Alder, and Willow trees, etc.) shall be incorporated along Carroll Canyon Road and Streets "A" and "B."
- e. Street trees shall be planted at a spacing of 30 linear feet on-center.
- f. Turf shall not be planted in medians.

Carroll Canyon Business Park P.I.D.

2. Carroll Canyon Creek Buffer

A minimum 50-foot naturalized buffer shall be provided along the northern portion of Lots 3, 4, 5, and 8. A minimum 50-foot buffer shall also be provided on the northern and northwestern edges of the industrial pads of Lots 9 and 11. The 50-foot buffer may contain a pedestrian trail, bicycle path, and all or portions of the existing 30-foot sewer easement. The buffer area shall be revegetated as a riparian habitat (see Figure 18, Carroll Canyon Creek Illustrative, and Figure 19, Carroll Canyon Creek Interface Cross-Sections).

- a. Trees shall be located within the buffer area, but outside the floodplain, to frame views. Transition areas between the building pads and the naturally vegetated areas shall incorporate Willow, Sycamore, and Cotton wood trees.
- b. No invasive species shall be planted within 25 feet of the creekbed.
- c. Manufactured slopes greater than 6:1 and five feet in height that are located adjacent to riparian areas shall be planted with natural species. For erosion control, Hydroseed Mix #2 shall be applied:

Trifolium:	15 lbs per acre
Lotus scoparius:	10 lbs per acre
Lupinus succulentus:	6 lbs per acre
Eschscholzia californica:	4 lbs per acre
Heteromeles arbutifolia:	3 lbs per acre
Artemisia californica:	<u>3 lbs per acre</u>
TOTAL	51 lbs per acre

3. Manufactured Slopes Adjacent to Open Space

Manufactured slopes adjacent to natural open space shall provide a smooth transition between the natural open space and the revegetated slopes. This landscape treatment shall occur on the manufactured slopes south of Carroll Canyon Road and on the manufactured slopes in the southern portion of Lot 2 and the eastern portion of Lot 1.

- a. All slopes greater than fifteen feet in vertical height shall be planted with a combination of trees and shrubs with a size of at least 1-gallon at an average rate of 1 per 100 square feet of slope area.
- b. Manufactured slopes adjacent to open space that are steeper than 6:1 and greater than five feet in height shall be landscaped with native or drought tolerant plant material. The slopes shall be treated with hydroseed (Carroll Canyon Industrial Park Mix 92 Modified) consisting of the following:

Alyssum californica:	5 lbs per acre
Eschscholzia californica:	3 lbs per acre
Gazania splendens:	4 lbs per acre
Trifolium fragiferum:	<u>8 lbs per acre</u>
TOTAL	20 lbs per acre

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Figure 16 Carroll Canyon Creek Illustrative

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Figure 17 Carroll Canyon Creek Interface Cross-Sections

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- c. Outside the limits of grading, existing natural slopes shall be retained and existing plant material shall be protected.
4. Parking and Storage Areas
- a. Parking and storage areas shall be screened from the Carroll Canyon Creek open space corridor by berming and landscaping.
 - b. Lighting in parking areas adjacent to Carroll Canyon Creek shall be selectively placed, shielded, and directed away from the natural habitat.
 - c. Vehicular use areas shall be landscaped according to the City-wide landscape regulations.
 - d. A raised curb of at least 6-inches in height shall be provided adjacent to all landscaping installed in parking lots for protection from vehicular damage.
 - e. No designated parking space shall be located more than 30 linear feet from the base of a tree.
 - f. A filtration system shall be constructed at the downstream edge of the proposed development pads to remove pollutants that would otherwise drain directly into Carroll Canyon Creek. Runoff from parking areas would flow into a uniform-width strip composed of filtering material (e.g., 1-inch open graded crushed rock) over a filter blanket. The filtration system would be maintained by the Business Owners Association.

C. Fuel Modification/Brush Management

A Brush Management Program is required by Section 6 of the City of San Diego Landscape Technical Manual and Appendix ITA of the Uniform Fire Code. The purpose of such plan is to reduce the risk of wildfire while minimizing visual, biological, and erosion impacts to natural areas. There are three distinct areas where brush management will be required for the *Carroll Canyon Business Park*: 1) the area north of lots 3, 4, 5, 8, 9 and 11 (Area 1 - Low Fire Hazard Rating), 2) the area north and east of Lot 1 (Area 2 - Moderate Fire Hazard Rating), and 3) the southern edge of Lot 2 (Area 3 - High Fire Hazard Rating). The project shall not provide brush management south of Carroll Canyon Road because no development is being proposed for the open space area and the road itself has an adequate width to act as a fire break. A 100-foot access easement has been offered to the owners of Miralani Business Park (MBP Associates) to provide sufficient area for the creation of brush management zones pertinent to the Miralani Business Park. In the three areas requiring brush management, a combination of the following three zones will be required. A Brush Management Zone Depth Chart for each area is provided in Tables 2 through 4.

1. Zone 1

Zone 1 shall be managed according to the requirements listed in sections 6.7-1 through 6.7-3 of the City's Landscape Technical Manual (LTM). Zone 1 shall consist of hardscape (such as sidewalks or parking lots) and permanently irrigated non-invasive vegetation. Combustible accessory structures, such as wood decks, trellises, and gazehos, shall not be constructed within Zone 1. Trees shall be planted at least one full canopy from the next tree and located ten feet away from structures. Within the required 50-foot Carroll Canyon Creek buffer, a 35-foot Zone 1 shall be measured from the buildings toward the creek channel. Adjacent to the creek, the vegetated portions of Zone 1 shall be planted with native species that can withstand irrigation and

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that do not grow taller than 24 inches in height. Invasive and highly flammable plant materials shall not be planted in this area. Zone 1 is not permitted on slopes with gradient 4:1 or steeper.

2. Zone 2

Zone 2 shall be managed according to the requirements listed in sections 6.7-1 and 6.7-4 of the LTM. Zone 2 can be implemented in a variety of ways, the simplest being the selective thinning and pruning of the native plants. Long-term ongoing thinning cost may be reduced by the introduction of low growing fire retardant shrubs and ground covers that are visually and horticulturally compatible with the native vegetation. Planting in Zone 2 shall be established in accordance with the standards of the Landscape Technical Manual Revegetation Guidelines. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is conducted. Vegetation thinning and pruning shall be done consistent with City standards and shall avoid/minimize impacts to native species to the maximum extent possible.

3. Zone 3

Zone 3 shall be managed according to the requirements listed in sections 6.7-1 and 6.7-5 of the LTM. Zone 3 is the first line of defense for fire safety and involves the selective thinning and pruning of native vegetation in a way that preserves the natural appearance of the area while reducing the fuel load. Plants shall be effective in erosion control, slope stabilization, and capable of self propagation without supplemental waterings.

**Table 2
Brush Management Zone Depth Chart for Area 1 (Low Fire Hazard Rating) (applies to the northern boundary of Lots 3, 4-, 5, 8, 9 and 11)**

Zone	Depth (Measured in feet) ¹			
1	20	30	30	35
2	20	0	20	0
3	10	10	0	0
<i>Total</i>	50	40	50	35

**Table 3
Brush Management Zone Depth Chart for Area 2 (Moderate Fire Hazard Rating)
(applies to the northern and eastern boundaries of Lot 1)**

Zone	Depth (Measured in feet) ¹
1	35
2	30
3	20
<i>Total</i>	85

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Table 4
Brush Management Zone Depth Chart for Area 3 (High Fire Hazard Rating) (applies to the southern boundary of Lot 2)

Zone	Depth (Measured in feet) ¹
1	40
2	40
3	30
<i>Total</i>	110

1. The depth of Zone 2, and then zone 3, may be reduced by two feet, for every one-foot increase in the depth of Zone 1.

The depths of Zone 1, listed in all three tables, may be reduced by 10 feet if new structures adjacent to the zone meet the criteria listed in section 6.6-2 of the LMT. Consequently, if Zone 1 is modified, then Zone 3 would have to be increased according to section 6.6-3 of the LMT to accommodate for the reduced building setback in Zone 1.

D. Irrigation

Trees, shrubs, groundcovers, and lawn areas at project entries and along building perimeters shall be permanently irrigated with fully automatic systems. Low precipitation sprinkler heads and other water conservation devices will enable the system to distribute water efficiently while maintaining adequate coverage and health of plant materials. Temporary irrigation shall be required for slopes adjacent to natural open space areas that are revegetated or restored with native and naturalized plant species.

Design of irrigation systems for the *Carroll Canyon Business Park* shall conform with City requirements. Each circuit within the landscape irrigation system shall be capable of meeting the minimum needs of the mature plant material during peak demands within a weekly irrigation schedule. When selecting plant materials for this project, species of similar moisture needs should be grouped together to minimize the need for redundant or highly complex irrigation systems. In addition, the landscape irrigation system shall be designed and operated to minimize runoff and discharge of irrigation water onto adjacent property, non-irrigated areas, walks, roadways or structures.

E. Maintenance

A private association (business owners association) and/or the Mira Mesa Maintenance Assessment District shall maintain the natural open spaces (including the hiking and bike trails), the graded slopes of Carroll Canyon Road (Lot 13), the northern slopes of Lots 3, 4, 5, 8, 9, & 11, "A " and "B" Streets, and Camino Ruiz and Carroll Canyon Road, and their medians.

Each lot owner shall maintain the individual lots in a healthy growing condition. Diseased or dead plant material in all areas shall be treated or replaced. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from rooftops before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels and to provide adequate space between plants and structures.

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VI. IMPLEMENTATION

A. Purpose

This document, as approved by the City of San Diego, will serve as the primary guideline for development within the *Carroll Canyon Business Park*. The determination of substantial conformance will be required of the applicant prior to approval of any building permits. If a finding of substantial conformance cannot be made, an amendment to the PID Permit shall be necessary.

B. Specific Lot Review and Processing

Prior to City issuance of building permits, all proposals for the development of individual lots shall be subject to the Substantial Conformance Review Process. Applicants for site-specific development within this PID will be required to submit a site plan, elevations and floor plans to the City of San Diego. The specific requirements for a Planned Industrial Development permit plot plan, as listed in Municipal Code Section 101.0920, Items H.4 and H.5, are as follows. These items shall be submitted to the City of San Diego for an evaluation of substantial conformance with this PID:

1. Site Plan
 - a. Location, name and width of existing and proposed streets, alleys, easements and interior pedestrian ways including all abutting streets and streets proposed to provide primary access to the proposed development from a major street or freeway.
 - b. Location of existing and proposed buildings, signs and structures.
 - c. Concept plan for proposed landscaping and irrigation system,
 - d. Proposed off-street parking facilities, including the location, number and dimensions of private and public parking spaces, aisles and driveways.
 - e. Height, type, and location of proposed walls and fences.
 - f. Grading plan showing existing topography, proposed finished grades, drainage patterns, and collection/discharge points of all drain systems.
 - g. A tabulation of the various land uses proposed, showing the total site area and the total floor area for each use.
 - h. A tabulation of all natural or landscaped open areas shown on the plot plan indicating the square footage of each type.
2. Architectural Drawings (Floor Plans and Elevations)

The application shall be accompanied by architectural drawings in sufficient detail to indicate the design of the proposed buildings. As an elaboration of Municipal Code Section 101,920, Item H.5, the architectural drawings shall indicate the following:

Carroll Canyon Business Park P.I.D.

- a. Architectural elevation drawings of front, rear, and side elevations, and roof plans that indicate architectural elements, materials, texture, and color.
- b. Location, material and color of paving materials and site amenity features such as benches, water features, outdoor patios, etc.
- c. Signage plans including location, size, type, illumination, and color of all outdoor signs.
- d. Location and design of outdoor lighting Fixtures.
- e. Any other information determined by the Planning and Development Review to be necessary to establish conformance with the intent of this PID.

C. Conditions, Covenants and Restrictions

The project developer may generate a set of conditions, covenants and restrictions (CC&Rs) in conformity with this PID. These CC&Rs would establish certain rights and obligations which would be enforced by the property owners. If prepared, the CC&Rs shall conform to the contents of this PID Design Guidelines and Development Standards.

D. Substantial Conformance

All proposals, including lot line adjustments, on the project site shall be reviewed through the Substantial Conformance Review Process. An application for a site-specific development within the *Carroll Canyon Business Park* may be approved through substantial conformance, and an amendment to the PID may be processed in accordance with Process Three of the San Diego Municipal Code. The decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Section 111.0506.

E. PID Amendments and Revisions

If a proposed site-specific development is not in conformance with the approved permit and design guidelines, an amendment would be required. These PID Design Guidelines and Development Standards may be amended or revised after initial adoption by the City of San Diego provided that the amendment or revision is reviewed and approved under the applicable provisions of City of San Diego Municipal Code Section 101.920.

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

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON MAR 07, 2008
 DOCUMENT NUMBER 2008-0121904
 GREGORY J. SMITH, COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 2:41 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7228

PLANNED DEVELOPMENT PERMIT NO. 404072
CARROLL CANYON BUSINESS PARK [MMRP]
 Amendment to Planned Industrial Development/
 Resource Protection Ordinance Permit No. 98-0978
 Hearing Officer

This Planned Development Permit No. 404072, an amendment to Planned Industrial Development/Resource Protection Ordinance Permit No. 98-0978 is granted by the Hearing Officer of the City of San Diego to CARROLL CANYON BUSINESS PARK, LIMITED LIABILITY CORPORATION, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601. The 57.8-acre site is located on the west and east sides of Camino Ruiz, north of Miralani Drive and on Carroll Canyon Road in the IL-2-1 zone and MCAS Miramar Airport Influence Area of the Mira Mesa Community Plan area. The project site is legally described as a portion of the North half, Southeast Quarter, and Northeast Quarter, Southwest Quarter, Section 1, Township 15 South, Range 3 West, San Bernardino meridian, in the County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify the Carroll Canyon Business Park Design Guidelines and Development Standards to allow "self storage" use on Lot 1 only, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 23, 2008, on file in the Development Services Department.

The project shall include:

- a. Up to 445,183 square feet of floor area on eleven lots designated for mixed use/industrial development subject to the conditions contained within this permit and Exhibit "A", Carroll Canyon Business Park Planned Industrial Development Design Guidelines and Development Standards, dated October 2007, and on file in the Development Services Department;

- b. Self Storage uses on Carroll Canyon Business Park, Lot 1 only, an approximately 6.6-acre site;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Walls, fencing, security lighting, and pedestrian paths;
- e. Off-street parking; and
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

ORIGINAL

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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 applicant 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, including, but not limited to, any 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

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

12. Conditions of this permit shall be additive to the approved Planned Industrial Development/Resource Protection Ordinance Permit No. 98-0978. The Exhibit "A", Carroll Canyon Business Park Planned Industrial Development Design Guidelines and Development Standards, dated October 2007 shall supersede any other Design Guidelines and Development Standards for this project development.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

14. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report No. 98-0978, SCH No. 98121012, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report No. 98-0978, SCH No. 98121012. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Biological Resources
Geology/Soils
Transportation

16. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

PLANNING/DESIGN REQUIREMENTS:

17. The MCAS Miramar Airport Land Use Compatibility Plan requires structures greater than two hundred feet in height to be submitted to the Federal Aviation Administration (FAA) for an obstruction evaluation. Any building that will be constructed to be two hundred feet or higher must be submitted to the FAA for a determination of consistency in accordance with FAR Part 77 Guidelines.

18. Prior to issuance of any construction permits for buildings, the Owner/Permittee shall obtain a consistency determination of the MCAS Miramar Airport Land Use Compatibility Plan from the San Diego Regional Airport Authority's Airport Land Use Commission.

19. Prior to issuance of any construction permits on Lot 1, the Owner/Permittee shall submit plans to the Development Services Department for a Process One, substantial conformity review. Plans shall also be provided to the Mira Mesa Community Planning Group for their review.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on January 23, 2008.

Planned Development Permit No. 404072
Date of Approval: Jan. 23, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT




Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.**

[NAME OF COMPANY]

Owner/Permittee

By 

MAX A. STEWART
CARROLL CANYON BUSINESS PARK, LLC

[NAME OF COMPANY]

Owner/Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

Rev. 05/18/07 rh

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On February 25, 2008 before me, Maribel A. Martinez, Notary Public

personally appeared Tim Daly



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 Maribel A. Martinez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Carroll Canyon Business Park/PDP NO..404072/Project No. 119151

Document Date: January 13, 2008 Number of Pages: 6

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego }

On March 04, 2008 before me, Roxanne Macha, Notary Public
Date Here Insert Name and Title of the Officer

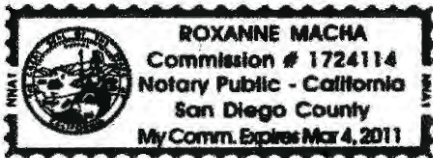
personally appeared Max A. Stewart
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

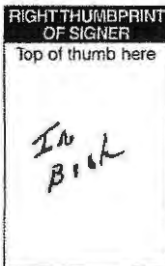
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

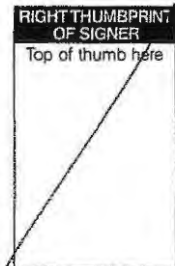
Title or Type of Document: Planned Develop. Permit # 404672
Document Date: Jan 23, 2008 Number of Pages: 6 pages + Attch
Signer(s) Other Than Named Above: Tim Daly

Capacity(ies) Claimed by Signer(s)

Signer's Name: Max A Stewart
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: LLC
Signer Is Representing: Arnold Corp Business Park LLC



Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer Is Representing: _____



ORIGINAL

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: November 17, 2014 7:00 pm

Location: Vulcan Materials, 7220 Trade Street, San Diego, CA 92121

Call to Order – PG Members In attendance:

- | | | |
|------------------|-------------------|------------------|
| 1. Pat O'Donohoe | 6. Tom Derr | 11. Joe Frichtel |
| 2. Bob Mixon | 7. John Horst | 12. Marv Miles* |
| 3. Bruce Brown | 8. Julia Schriber | 13. |
| 4. Craig Radke | 9. Ralph Carolin | 14. |
| 5. Jeff Stevens | 10. Wait Kanzler | |

* Marv Joined meeting 7:45 PM

- 1) Update Agenda to include MMC last.
- 2) Non-Agenda Public Comments:
 - a) Ken Kaplan Sorrento Heights HOA- Sorrento Valley Town Council
 - i) Concerned about comments last month- we want to work together to create a positive relationship between Mira Mesa and Sorrento Valley, friends and good neighbors
 - b) Julia Schriber. - not racist snobs- protect neighborhood identity, wide support,
 - i) Incorrect comments in minutes.
 - ii) MMCPG should not decide who is worthy of representation
 - iii) Please stop dwelling on what was said a year ago and concentrate on what has been done to resolve this.
 - c) Jeff Stevens – further agrees on putting divisive issues behind us.
 - i) Statement from SVTC website in presentation suggested that association with Mira Mesa diluted SV property values. Let's move on. Add presentations + changes to last month's minutes.
- 3) Adopt Draft Agenda –requires a majority vote.
 - a) Two items to add to agenda- stop sign at anaconda
 - b) Casa Mira review- mural information item. **Motion to amend first by Joe second by Bruce.**
 - c) 11-0-0 Add item C. Casa Mira.
 - d) **Motion to adopt agenda: Joe F Ted Second Unanimous**
- 4) Adopt Previous Meeting Minutes – accept minutes with pdf's of presentations included and submitted additions.
 - a) Defer action of adopting meeting minutes. Chair will send corrected minutes. **Table until January. Bruce first Julia second. Unanimous**
- 5) Old Business
 - a) **Pacifica Companies - Carroll Canyon Storage - Jordan Architects**

Mira Mesa Community Planning Group Meeting Minutes

- i) January preliminary plan. First round of comments from City of SD
- ii) Provide landscaping
- iii) Drainage
- iv) Primary access from Carroll Canyon road. – not possible per City of SD.
- v) Camino Ruiz access only.
- vi) Planning group takes exception and noted several access points on Carroll Canyon Rd.
- vii) Split face block noted as graffiti proof?
- viii) Landscaping placed to discourage graffiti.
- ix) Bruce recommends that Pacifica revisit with Traffic Engineer to include entry at Carroll Canyon.
- x) Motion to accept design-recommend approval of PID with conditions as follows:
 - (1) Requesting that MMCPG advise city that Carroll Canyon entry is appropriate
Motion Tom Second Pat.
Jeff Stevens - Recommend access on Carroll Canyon and consideration of possibility of acceleration lane on Camino Ruiz
John Horst will write a letter to Traffic Engineering- Bruce, please ask traffic engineers to come to site and verify conditions.
 - (2) Conditional recommendation for approval with entry on Carroll Canyon Road.
10-1-0

- b) Seaview Corporate Center Signage NUP- Ware Malcomb, Debra Bryant Telesis Court and Lusk
 - i) 4 building campus with parking structure.
 - ii) Many tenants and small street frontage. City sign ordinance
 - iii) Existing monument sign. At end of Cul de Sac. 48 SF.
 - iv) Sign ordinance only allows 3' high. Proposing 6' high.
 - v) Modernized monument signage
 - vi) Creating consistency between all 4 buildings
 - vii) Building 10180 sign. One per establishment 200 SF. Visible from street.
 - (1) Two signs 95 SF vs one sign at 200 SF.
 - viii) Additional sign maximum of 200 SF east elevation Building 10188
 - ix) Existing Active Network 4.5 ft. high set for all other signs.
 - x) Not exposed neon. May be internally illuminated.
 - xi) Motion to promote to action. Jeff, Bruce second
 - xii) Motion to approve Bruce , Bob second
 - xiii) **Approved- 12-0-0**

6) New Business

- a) Casa Mira View, Mural- Mira Mesa Loves You. Jets into sunset
 - i) Update the font. Remove loves you.

7) Elected Officials/Government Agencies

- a) United States Congress – Scott Peters, California 52nd District: No Info
- b) California Senate –Marty Block, District 39: Joyce Temporal Deputy Director
 - (1) SB 850 Community Colleges
 - (2) Forums to discuss Water, Education, Public Safety and Health Care
 - (3) Please submit legislative ideas- possibly meet senator Block
- c) California Assembly – Brian Maienschein, District 77: No Info

Mira Mesa Community Planning Group Meeting Minutes

- d) San Diego County – Dave Roberts, Board of Supervisors District 3: No Info
 - e) City of San Diego – Mayor’s Office: No Info
 - f) City of San Diego – Lorie Zapf, City Council District 6- moving to District 2: Liezl Magonon
 - i) inauguration for Chris Cate
 - ii) working towards smooth transistion
 - iii) Luis Pallera- representing Chris Cate
 - iv) Handouts mandatory water restrictions. Days to water established. Waste no Water App.
 - v) MMCPG thanks Lori for her service to Mira Mesa
 - vi) Westview park shade structure- update working closely with Park and Rec. to identify funding.
 - g) MCAS Miramar – no updates. 1957 plane crash discovered.
 - h) CalTrans: No Info
 - i) City of San Diego – Planning department - no info
- 8) Announcements:
- a) Park and Rec Condo Towers in San Diego 1.2 Acre park. The Fault line park?
 - b) Exchange Club San Diego 11/19 Volunteer of year law enforcement. Tom Derr’s RSVP
 - c) 12/6 Vulcan sponsored Geology day for Boy Scouts. Mining and Society merit badge 8:30 am
- 9) Reports: Chair attached to agenda.
- a) Stone Creek Subcommittee- start sub committee meetings in January. Have worked on this project for 7-8 years. Jeff will send subcommittee recommendations to MMCPG to remind of prior action on project.
 - b) 10,000 Units reduced to 5,000 Units
 - c) Latest cycle review included in agenda
 - d) Police officer association report distributed
 - e) Consider LEED for Neighborhood Development for Stone Creek
 - f) Community Plan update- not since 1992 need city to commit resources
 - g) May consider partnering with Universities to assist in update
 - h) Portland OR Ecodistrict’s partner with local Universities successfully
 - i) Noted that Ecodistrict workshop will be brought to San Diego
- 10) Pat O’Donohoe - CPC
- a) Director of Development Services Robert Vacchi- GIS system update
 - b) Land Development Code update
 - c) Small lot ordinance- update to 5 units. Increase density. Dan Normandon- web site.
- 11) Pam Stevens - Los Penasquitos Canyon Citizens Advisory Committee
- a) Meeting on Thursday Nov 20, 7 PM at the Penasquitos Adobe Ranch House.
 - b) Mary Annas trench area has erosion problems (NW canyon area).
 - c) Report from City Planning on Camino del Sur extension status and mitigation issues.

Public Attendees: Wayne Cox, Jo Cox, Vic Choudary, Juta Birkenthal, Chris Ledford, Bill Smith, Ilya Okun, Lydia Oken, Craig Jackson, Ken Kaplan.

Adjourn: Unanimous consent 8:43 PM



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
 Carroll Canyon Storage

Project No. For City Use Only
 374663

Project Address:
 Carroll Canyon Business Park Lot 2; South Corner of Carroll Canyon Rd and Camino Ruiz

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: Carroll Canyon Storage	Project No. (For City Use Only) 379/bb3
---	---

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
 Aspen Creek, LLC

Owner Tenant/Lessee

Street Address:
 8799 Balboa Ave., Suite 270

City/State/Zip:
 San Diego, CA 92123

Phone No: (619) 296-9000 Fax No: (858) 268-0337

Name of Corporate Officer/Partner (type or print):
 Pacifica Companies

Title (type or print):
 Member

Signature: *[Handwritten Signature]* Date: 6/6/2014

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:

**Project Chronology
Self Storage Lot 2 – Project No. 374663**

Date	Action	Description	City Review Time	Applicant Response
8/28/14	First Submittal	Project Deemed Complete		
10/28/14	First Review Complete		61 days	
12/3/14	Second Submittal			37 days
1/23/15	Second Review Complete		51 days	
2/24/15	Third Submittal			32 days
3/23/15	Third Review Complete		27 days	
4/13/15	Applicant Suspends Project			
9/22/15	Fourth Submittal			183 days
10/21/15	Fourth Review Complete		29 days	
12/2/15	HO Hearing		42 days	
TOTAL STAFF TIME			210 days	
TOTAL APPLICANT TIME				252 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing Officer	1 year 3 months, 4 days	