



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 20, 2015 **REPORT NO. PC-15-096**

ATTENTION: Planning Commission, Agenda of August 27, 2015

SUBJECT: TORREY PINES COURT PARKING STRUCTURE
PROJECT NO. 374223 PROCESS 4.

**OWNER/
APPLICANT:** Mulrock 3 Torrey Pines, LLC
Craig Horwat

SUMMARY

Issue(s): Should the Planning Commission approve a permit for the construction of a 122 space parking structure located at 3377 North Torrey Pines Court within the University Community Planning area?

Staff Recommendation(s):

1. **ADOPT** Mitigated Negative Declaration No. 374223 and **ADOPT** the Mitigation, Monitoring and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 1316782, Site Development Permit No. 1316783, and Coastal Development Permit No. 1316781.

Community Planning Group Recommendation: On October 14, 2014, the University Planning Group voted 15-0-1 to recommend approval of the project.

Environmental Review: Mitigated Negative Declaration No. 347223 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The University Community Plan designates the 1.97-acre site as Industrial. The Community Plan does not identify Residential density for this site.

BACKGROUND

The project proposes the construction of a 122 space parking structure for existing research and development uses on and adjacent to the site. The project site is located within the Torrey Pines Subarea of the University Community Plan (UCP) and designated Industrial. The site is located at 3377 North Torrey Pines Court in the IP-1-1 zone within the Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ, Type B), and within the Parking Impact Overlay Zone (Beach Impact Area). The site does not contain, nor is it adjacent to environmentally sensitive lands. The 1.97-acre site is developed with a 38,601 square-foot research and development building and is adjacent to other research and development facilities under the same ownership and is comprised of five lots for a total of 9.42 acres constructed in 1976. The facilities were constructed in accordance with the underlying zone and did not require a Planned Industrial Development Permit. The proposed project requires the following approvals:

1. Process 3 Site Development Permit for construction within the CPIOZ (Type B) area of the University Community Plan in accordance with San Diego Municipal Code (SDMC) section 132.1402.
2. Process 3 Coastal Development Permit for coastal development located between the ocean and first public roadway in accordance with SDMC section 126.0702.
3. Process 4 Planned Development Permit for encroachment deviations within the front yard, street side yard, and rear yard setbacks in accordance with SDMC section 126.0602.

DISCUSSION

Project Description:

The project proposes the construction of a 38,168-square-foot, two-tier parking structure with 122 parking spaces. The on-site parking reconfiguration includes the removal of 79 on-grade spaces to be developed with a 122 space parking structure, and 20 new on-grade parking spaces for a net gain of 63 parking spaces.

The subject lot, adjacent research and development lots, and a University of California San Diego (UCSD) parking structure share parking spaces through a shared parking agreement for a total of 558 existing parking spaces where the required minimum is 503 spaces. The proposed project will result in 661 parking spaces total. Project implementation requires grading on a portion of the site and excavation of 500 cubic yards of cut at a maximum depth of four feet, and 50 cubic yards of fill with export totaling 450 cubic yards.

Community Plan Analysis:

The Industrial Element more specifically designates the site Scientific Research. The Industrial element of the community plan states "In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be carefully reviewed. CPIOZ should be used to review proposed development."

The project site is located in the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B) and is within the Torrey Pines Subarea of the community plan. CPIOZ-B is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The areas identified for application of CPIOZ-B are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development.

The discretionary review of these sites will ensure that new development is consistent with the design guidelines contained in the Urban Design Element of the community plan, Marine Corp Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP) restrictions and that the architecture, grading, lot coverage, height, bulk and orientation of buildings is compatible with surrounding development. The Urban Design Element identifies several objectives for the Torrey Pines Subarea which include: 1) Protect and take maximum advantage of the Subarea's topography and unique natural vegetation, 2) Minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities, 3) Insure visual and physical access to natural canyons, resource areas and scenic vistas, and 4) Insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape.

The community plan identifies the intersection of North Torrey Pines Road and Genesee Avenue as a special treatment intersection. The objective is to ensure that the street yards of private developments bordering these roads support the desired image and monumental quality of the intersection. The community plan calls for distinguishing the intersection of North Torrey Pines Road and Genesee Avenue with special treatment such as formal landscaping and to include primarily Eucalyptus or Torrey Pine trees to maintain the existing landscape theme. The community plan also calls for preserving existing mature trees, and when feasible, development should occur around and in between mature trees. The design criteria for the Torrey Pines Subarea also states that parking should be hidden from roadways and be placed behind or below buildings in structures or be shielded from roadway view by an elevation difference and landscaping.

The project would implement the Torrey Pines Subarea urban design goals and objectives of the community plan by providing a native landscape screen within the site and within the adjacent public right-of-way. The parking structure will be screened with Torrey Pines, Live oaks and Canary Island Pines. Large shrub/trees will be planted along the structure's edge to further provide screening from street view. Preservation of eight mature Torrey Pine trees will be maintained along the south end of the structure. The intent of the landscape design is to preserve the existing stand of mature trees adjacent to the development and replant the trees that are compromised due to construction. Additionally the design of the parking facility will contain off-sets at the northeast and southeast corners and provide shade structures on the second floor. Concrete deck, walls and columns will be painted a dark-medium integral color and all metal stairs, columns for shade structure, shade structure deck and underside of deck would be painted a high-gloss dark brown to further integrate the parking structure into existing and proposed tree stands and minimize the visual impact of the structure on the adjacent roadways.

Environmental Analysis:

The City of San Diego conducted an Initial Study, which determined that the proposed project could have a significant environmental effect in Historical Resources (Archaeology). The project required the preparation of a Mitigated Negative Declaration (MND) for potential impacts to Historical Resources (Archaeology) necessitating mitigation measures for a qualified archaeologist monitor

and Native American monitor to be on site during grading activities. Because mitigation measures are required to be applied to the project in accordance with Section IV of the MND the project now avoids or mitigates any potentially significant environmental impacts to historical resources in accordance with the California Environmental Quality Act.

Project Related Issue – Planned Development Permit Request Summary Analysis:

The proposed project includes minor deviations to front, street side yard, and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the Community Plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan and University Community Plan and are appropriate deviations for the site allowed by a Planned Development Permit. The following are the proposed deviations:

Front Yard Setback	
Proposed Setback	Required Setback
zero foot due to 5-foot high parking ramp at property line	20 feet

Street Side Yard Setback	
Proposed Setback	Required Width
1-3 feet	20 feet

Rear Yard Setback	
Proposed Setback	Required Width
20-feet	25 feet

The project is proposing a parking structure to be shared by five buildings as part of a high-tech development. The high-tech development (Campus) is comprised of offices, labs, and research & development facilities. The current multi-building Campus owner is attempting to provide more on-site tenant parking for building tenants and to alleviate off-site street parking. The original development in the 1970’s anticipated tenants with different staffing needs than the current tenants.

By strictly complying with the current development regulations this project would not be able to be located on the proposed site, nor sized adequately, to provide a net gain in parking. The proposed location is in an area where the design provided the solution necessary to alleviate the existing on-site parking deficiency. Adjacent to the east and south property line of the subject project is a remnant City Right-of-Way parcel created by the realignment of North Torrey Pines Road and Genesee Avenue. This area is currently landscaped with mature trees, shrubs, and ground cover, and is maintained by the Genesee-North Torrey Pines Maintenance Assessment District (MAD). This area contains various underground utilities and cell towers with lease agreements. The City owned Right-of-Way parcel straddles the site’s east property line at a width of 60 to 120 feet wide.

The proposed rear and street side yard deviations are proposed adjacent to the City owned parcel. By approving the deviation to street side yard and rear yard setbacks the proposed project design is more desirable as it will allow for a net gain in parking for the intended uses. The rear yard and street side yard deviation will not impact other structures as it will be adjacent to the vacant City

owned parcel which is undevelopable due to its size, irregular shape, existing underground utilities, and cell tower leases. A portion of the ramp which accesses the structure would encroach into the property front yard setback. It will be four feet in height where three feet is allowed. Because the ramp will continue to serve the same purpose as the driveway there will be no impact caused by this feature.

The proposed structure will be designed to blend into the existing and proposed landscape. Colors, materials, and massing will blend the parking structure with existing facilities. Additionally, the project proposes to re-landscape a portion of the City owned vacant lot with new landscape materials replacing some of the old growth trees with new varied and healthy screen trees and shrubs consistent with the existing planting scheme. The owner of the project will maintain the portion of the City Right-of-Way land in perpetuity. This area will include the City Right-of-Way adjacent to the east property line extending to North Torrey Pines Road. Design features added to the parking structure are shade structures located on the second tier and off-sets located on the northeast and southeast corners of the structure.

Minor deviations have been incorporated to allow the implementation of the project features described above. The project has incorporated additional requirements which include incorporating additional screening, maintaining a portion of the North Torrey Pines and Genesee MAD, and adding shade structures on the second tier resulting in a better development than could be allowed by strict adherence to the underlying zone.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. City staff is recommending approval of the project.

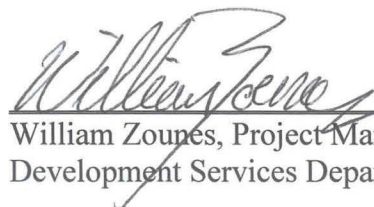
ALTERNATIVES:

1. **Approve** Planned Development Permit No. 1316782, Site Development Permit No. 1316783, and Coastal Development Permit No. 1316781 **with modifications.**
2. **Deny** Planned Development Permit No. 1316782, Site Development Permit No. 1316783, and Coastal Development Permit No. 1316781 **if the finding required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



William Zounes, Project Manager
Development Services Department

MW/WZ

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Project Plans
11. Project Rendering

Attachment 1 Aerial Photograph of Site

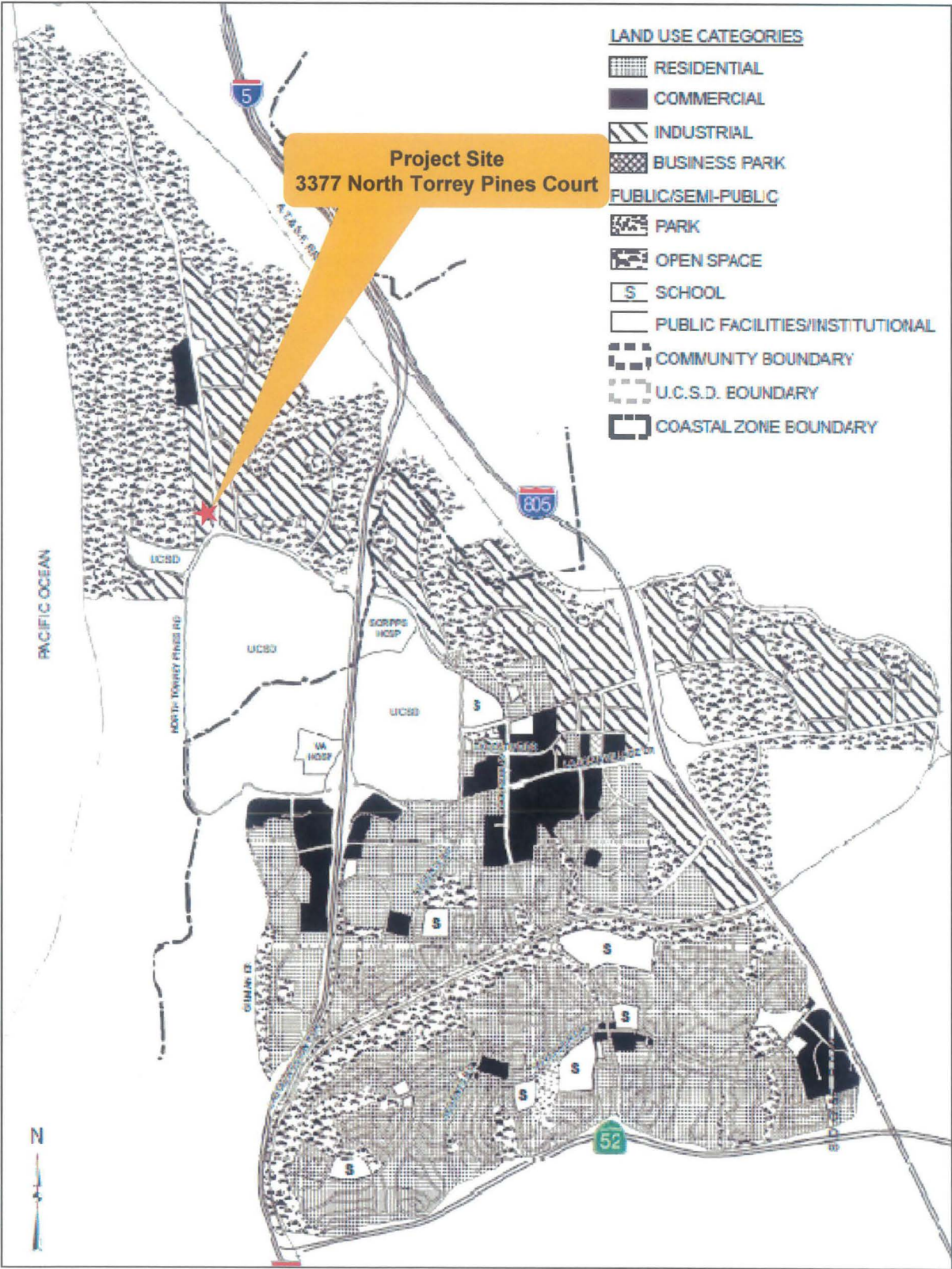


Project Site
3377 North Torrey Pines Court

Aerial Photograph (Birds Eye)
Torrey Pines Court Parking Structure Project No. 374223
3377 North Torrey Pines Court



Attachment 2 Community Plan Land Use Map



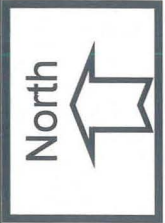
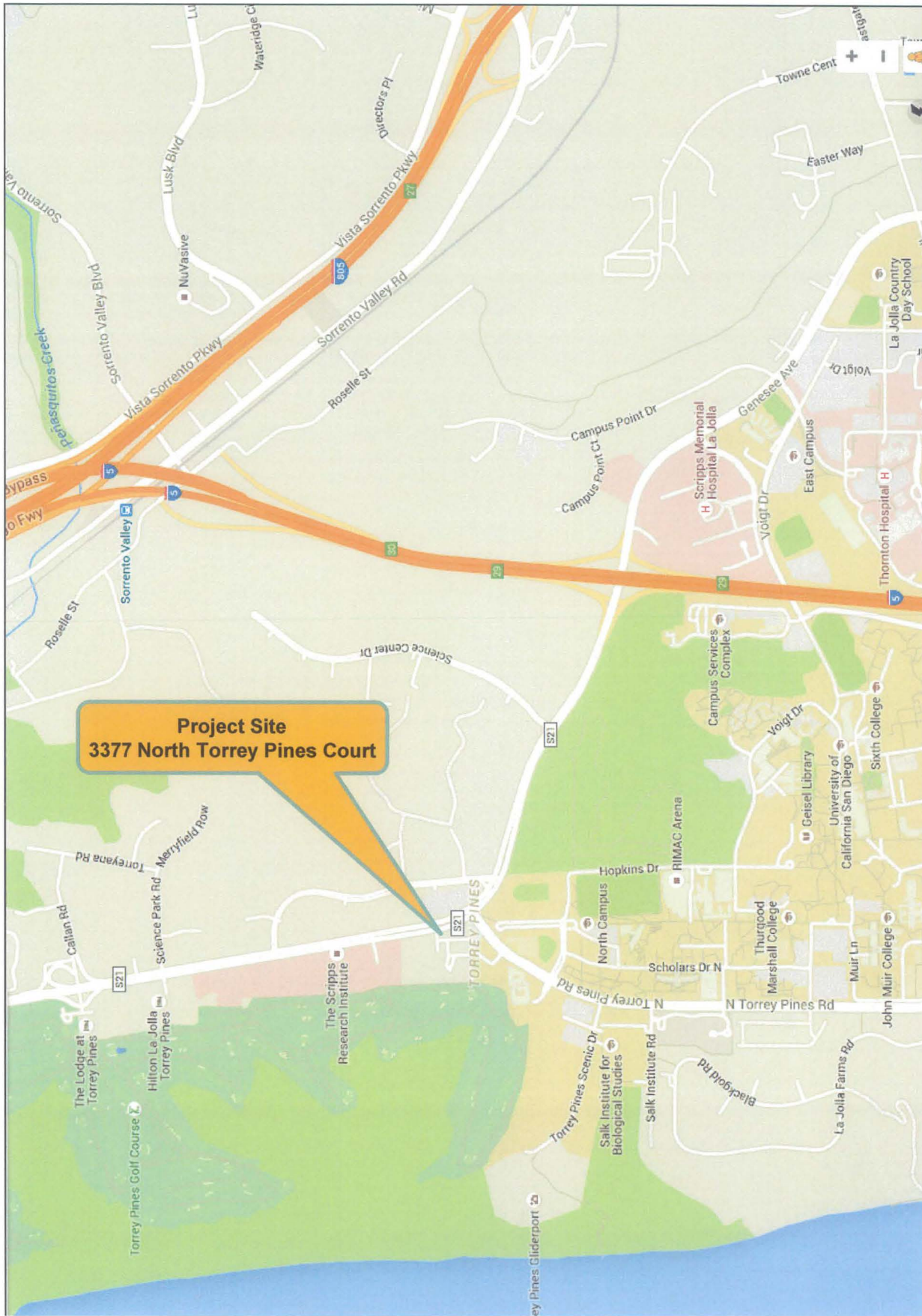
University Community Planning Area

Torrey Pines Court Parking Structure Project No. 374223

3377 North Torrey Pines Court



Attachment 3 Project Location Map



Project Location Map

Torrey Pines Court Parking Structure Project No. 374223
3377 North Torrey Pines Court



PROJECT DATA SHEET																
PROJECT NAME:	Torrey Pines Court Parking Structure															
PROJECT DESCRIPTION:	The project proposes the construction of a 122 space parking structure for existing research and development uses on and adjacent to the site.															
COMMUNITY PLAN AREA:	University															
DISCRETIONARY ACTIONS:	Coastal Development Permit/Planned Development Permit															
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial															
ZONING INFORMATION: ZONE: IP-1-1 HEIGHT LIMIT: N/A LOT SIZE: 1.97-acres FLOOR AREA RATIO: 2.0 FRONT SETBACK: 20/25 feet SIDE SETBACK: 15 feet STREETSIDE SETBACK: 20 feet REAR SETBACK: 25 feet PARKING: Net gain of 63 spaces for a total of 558 campus spaces.																
ADJACENT PROPERTIES:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">LAND USE DESIGNATION & ZONE</th> <th style="width: 35%; text-align: center;">EXISTING LAND USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">NORTH:</td> <td style="text-align: center;">Industrial/IP-1-1</td> <td style="text-align: center;">Industrial (Research and Development)</td> </tr> <tr> <td style="text-align: center;">SOUTH:</td> <td style="text-align: center;">Industrial and UCSD/IP-1-1 & RS-1-14</td> <td style="text-align: center;">Industrial (Research and Development)/UCSD</td> </tr> <tr> <td style="text-align: center;">EAST:</td> <td style="text-align: center;">Industrial/IP-1-1</td> <td style="text-align: center;">Industrial (Research and Development)</td> </tr> <tr> <td style="text-align: center;">WEST:</td> <td style="text-align: center;">Industrial/IP-1-1</td> <td style="text-align: center;">Industrial (Research and Development)</td> </tr> </tbody> </table>		LAND USE DESIGNATION & ZONE	EXISTING LAND USE	NORTH:	Industrial/IP-1-1	Industrial (Research and Development)	SOUTH:	Industrial and UCSD/IP-1-1 & RS-1-14	Industrial (Research and Development)/UCSD	EAST:	Industrial/IP-1-1	Industrial (Research and Development)	WEST:	Industrial/IP-1-1	Industrial (Research and Development)
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WEST:	Industrial/IP-1-1	Industrial (Research and Development)														
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to front, side, and rear yard setbacks.															
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 14, 2014, the University Planning Group voted 15-0-1 to recommend approval of the project.															

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: 24004667

PLANNED DEVELOPMENT PERMIT NO. 1316782
SITE DEVELOPMENT PERMIT NO. 1316783
COASTAL DEVELOPMENT PERMIT NO. 1316781
TORREY PINES COURT PARKING STRUCTURE - PROJECT NO. 374223 [MMRP]
PLANNING COMMISSION

This Planned Development Permit No. 1316782/Site Development Permit No. 1316783/Coastal Development Permit No. 1316781 is granted by the Planning Commission of the City of San Diego to MULROCK 3 TORREY PINES, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 132.1402, and 126.0602(b). The 1.97-acre site is located at 3377 North Torrey Pines Court in the IP-1-1 zone of the University Community Planning area. The project site is legally described as: Lot 1 of Map No. 8395;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to modify existing on-grade parking by adding a 122 space parking structure described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 27, 2015, on file in the Development Services Department.

The project shall include:

- a. 38,168 square-foot, two-tier, 122 space parking garage;
- b. Deviations:
 - i. Front Yard Setback : a 5-foot high parking ramp within the required 20-foot setback where a three-foot high structure is allowed;
 - ii. Street Side Yard Setback: 1 to 3-foot building setback where 20 feet is required;
 - iii. Rear Yard Setback: a 20-foot building setback where 25 feet is required;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 11, 2018.
2. This Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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 Mitigated Negative Declaration No. 374223 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 Mitigated Negative Declaration, No. 374223 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Historical Resources (Archaeology)

ENGINEERING REQUIREMENTS:

15. The project proposes to export 450 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the existing driveway and construct a current City Standard 24 ft wide driveway, adjacent to the site on North Torrey Pines Court, west of North Torrey Pines Road, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway with current City Standard 20 ft wide driveway, adjacent to the site in the North Torrey Pines Court cul-de-sac, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp at the southwest corner of North Torrey Pines Road and North Torrey Pines Court, with a current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

21. 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.
22. 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 San Diego Municipal Code, into the construction plans or specifications.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
24. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
26. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft 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.
27. 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 Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area".

29. 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 except where long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
30. 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.
31. 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 in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

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

TRANSPORTATION REQUIREMENTS

33. No fewer than 558 off-street automobile parking spaces (with 601 off-street parking spaces provided; including the 122-space on-site parking structure) shall be permanently maintained on the property 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 and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
34. Prior to the issuance of any construction permit, the Owner/Permittee shall provide and record a Shared Parking Agreement between all affected properties, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

35. 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.
36. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PARK AND RECREATION REQUIREMENTS

37. Prior to issuance of a building permit, the Park and Recreation Department shall review and insure that landscape and irrigation plans for improvements within the North Torrey Pines and Genesee Maintenance Assessment District public right-of-way are in accordance to Exhibit "A" dated August 27, 2015.

38. Prior to issuance of a building permit, the Owner/Permittee shall ensure a complete separation of the North Torrey Pines and Genesee Maintenance Assessment District (MAD) and private maintained landscape and irrigation within the City Public Right-of-Way. This is to include valves, control clocks, water meter and electricity.

39. Prior to issuance of a building permit, the Owner/Permittee shall ensure that Park and Recreation Department approved signage is posted along the line of maintenance separation indicating the parties responsible for maintenance.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on August 27, 2015.

**Attachment 5
Draft Permit with Conditions**

Permit Type/PTS Approval No.: PCD No. 1316782/SDP No. 1316783/CDP No. 1316781
Date of Approval: August 27, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
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.**

By _____
Mulrock 3 Torrey Pines, LLC

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

PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1316782
SITE DEVELOPMENT PERMIT NO. 1316783
COASTAL DEVELOPMENT PERMIT NO. 1316781
TORREY PINES COURT PARKING STRUCTURE - PROJECT NO. 374223 [MMRP]

WHEREAS, MULROCK 3 TORREY PINES, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to modify existing on-grade parking and develop a 38,168 square-foot, two-tier parking structure with shade structure on second floor that would include 122 parking spaces for on-site and off-site existing research and development companies. The project is within the Coastal Overlay Zone, the Community Plan Implementation Overlay Zone (CIPOZ, Type B), the Facilities Benefit Assessment District, the Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone. The project is described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1316782/1316783/1316781, on portions of a 1.97-acre site;

WHEREAS, the project site is located at 3377 North Torrey Pines Court in the IP-1-1 zone of the University Community Planning area;

WHEREAS, the project site is legally described as Lot 1 of Map No. 8395;

WHEREAS, on August 27, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1316782, Site Development Permit No. 1316783 and Coastal Development Permit No. 1316781 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated August 27, 2017.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The project site is located at the intersection of North Torrey Pines Road and Genesee Avenue and is designated Industrial by the University Community Plan (community plan.) The Industrial Element more specifically designates the site Scientific Research. The Industrial Element of the Community Plan states "In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be carefully reviewed. Community Plan Implementation Overlay Zone (CPIOZ) should be used to review proposed development."

The project site is located in the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B) and is within the Torrey Pines Subarea of the community plan. CPIOZ-B is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The areas identified for application of CPIOZ-B are those where the development

regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development.

The discretionary review of these sites will ensure that new development is consistent with the design guidelines contained in the Urban Design Element of the community plan, MCAS Miramar ALUCP restrictions and that the architecture, grading, lot coverage, height, bulk and orientation of buildings is compatible with surrounding development. The Urban Design Element identifies several objectives for the Torrey Pines Subarea which include: 1) Protect and take maximum advantage of the Subarea's topography and unique natural vegetation, 2) Minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities, 3) Insure visual and physical access to natural canyons, resource areas and scenic vistas, and 4) Insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape.

The community plan identifies the intersection of North Torrey Pines Road and Genesee Avenue as a special treatment intersection. The objective is to ensure that the street yards of private developments bordering these roads support the desired image and monumental quality of the intersection. The community plan calls for distinguishing the intersection of North Torrey Pines Road and Genesee Avenue with special treatment such as formal landscaping and to include primarily eucalyptus or Torrey Pine trees to maintain the existing landscape theme. The community plan also calls for preserving existing mature trees, and when feasible, development should occur around and in between mature trees. The design criteria for the Torrey Pines Subarea also states that parking should be hidden from roadways and be placed behind or below buildings in structures or be shielded from roadway view by an elevation difference and landscaping.

The project would implement the Torrey Pines Subarea urban design goals and objectives of the community plan by providing a native landscape screen within the site and within the adjacent public right-of-way. The parking structure will be screened with Torrey Pines, Live Oaks and Canary Island Pines. Large shrub/trees will be planted along the structure's edge to further provide screening from street view. Preservation of eight mature Torrey Pine trees will be maintained along the south end of the structure. The intent of the landscape design is to preserve the existing stand of mature trees adjacent to the development and replant the trees that are compromised due to construction. Additionally the design of the parking facility will contain off-sets at the northeast and southeast corners and provide shade structures on the second floor. Concrete deck, walls and columns will be painted a dark-medium integral color and all metal stairs, columns for shade structure, shade structure deck and underside of deck would be painted a high-gloss dark brown to further integrate the parking structure into existing and proposed tree stands and minimize the visual impact of the structure on the adjacent roadways. Therefore the proposed development will not adversely affect the applicable land use plan.

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

The proposed project including the review of grading design, provisions of a new driveway ramp, private drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego's codes, policies, and regulation whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval of the project requires compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within

the community. Conditions of approval address parking, upgraded driveway, the appearance of landscaping and the placement of the parking structure. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP's and Water Pollution Control Plan.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. 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 project includes minor deviations to front, street side yard, and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the Community Plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan and University Community Plan and are appropriate deviations for the site allowed by a Planned Development Permit. The following are the proposed deviations:

Front Yard Setback	
Proposed Setback	Required Setback
Zero foot due to 5-foot high parking ramp at property line	20 feet

Street Side Yard Setback	
Proposed Setback	Required Width
1-3 feet	20 feet

Rear Yard Setback	
Proposed Setback	Required Width
20-feet	25 feet

The project is proposing a parking structure to be shared by five buildings as part of a high-tech development. The high-tech development (Campus) is comprised of offices, labs, and research & development facilities. The current multi-building Campus owner is attempting to provide more on-site tenant parking for building tenants and to alleviate off-site street parking. The original development in the 1970's anticipated tenants with different staffing needs than the current tenants.

By strictly complying with the current development regulations this project would not be able to be located on the proposed site, nor sized adequately, to provide a net gain in parking. The proposed location is in an area where the design provided the solution necessary to alleviate the existing on-site parking deficiency. Adjacent to the east and south property line of the subject project is a remnant City Right-of-Way parcel created by the realignment of North Torrey Pines Road and Genesee Avenue. This area is currently landscaped with mature trees, shrubs, and ground cover, and is maintained by the Genesee-North Torrey Pines Maintenance Assessment District (MAD). This area contains various underground utilities and cell towers with lease agreements. The City owned Right-of-Way parcel straddles the site's east property line at a width of 60 to 120 feet wide.

The proposed rear and street side yard deviations are proposed adjacent to the City owned parcel. By approving the deviation to street side yard and rear yard setbacks the proposed project design is more desirable as it will allow for a net gain in parking for the intended uses. The rear yard and street side yard deviation will not impact other structures as it will be adjacent to the vacant City owned parcel which is undevelopable due to its size, irregular shape, existing underground utilities, and cell tower leases. A portion of the ramp which accesses the structure would encroach into the property front yard setback. It will be four feet in height where three feet is allowed. Because the ramp will continue to serve the same purpose as the driveway there will be no impact caused by this feature.

The proposed structure will be designed to blend into the existing and proposed landscape. Colors, materials, and massing will blend the parking structure with existing facilities. Additionally, the project proposes to re-landscape a portion of the City owned vacant lot with new landscape materials replacing some of the old growth trees with new varied and healthy screen trees and shrubs consistent with the existing planting scheme. The owner of the project will maintain the portion of the City Right-of-Way land in perpetuity. This area will include the City Right-of-Way adjacent to the east property line extending to North Torrey Pines Road. Design features added to the parking structure are shade structures located on the second tier and off-sets located on the northeast and southeast corners of the structure.

Minor deviations have been incorporated to allow the implementation of the project features described above. The project has incorporated additional requirements which include incorporating additional screening, maintaining a portion of the North Torrey Pines and Genesee MAD, and adding shade structures on the second tier resulting in a better development than could be allowed by strict adherence to the underlying zone. Therefore 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.

Site Development Permit - Section 126.0504

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

The project site is located at the intersection of North Torrey Pines Road and Genesee Avenue and is designated Industrial by the University Community Plan (community plan.) The Industrial Element more specifically designates the site Scientific Research. The Industrial Element of the Community Plan

states "In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be carefully reviewed. Community Plan Implementation Overlay Zone (CPIOZ) should be used to review proposed development."

The project site is located in the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B) and is within the Torrey Pines Subarea of the community plan. CPIOZ-B is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The areas identified for application of CPIOZ-B are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development.

The discretionary review of these sites will ensure that new development is consistent with the design guidelines contained in the Urban Design Element of the community plan, MCAS Miramar ALUCP restrictions and that the architecture, grading, lot coverage, height, bulk and orientation of buildings is compatible with surrounding development. The Urban Design Element identifies several objectives for the Torrey Pines Subarea which include: 1) Protect and take maximum advantage of the Subarea's topography and unique natural vegetation, 2) Minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities, 3) Insure visual and physical access to natural canyons, resource areas and scenic vistas, and 4) Insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape.

The community plan identifies the intersection of North Torrey Pines Road and Genesee Avenue as a special treatment intersection. The objective is to ensure that the street yards of private developments bordering these roads support the desired image and monumental quality of the intersection. The community plan calls for distinguishing the intersection of North Torrey Pines Road and Genesee Avenue with special treatment such as formal landscaping and to include primarily eucalyptus or Torrey Pine trees to maintain the existing landscape theme. The community plan also calls for preserving existing mature trees, and when feasible, development should occur around and in between mature trees. The design criteria for the Torrey Pines Subarea also states that parking should be hidden from roadways and be placed behind or below buildings in structures or be shielded from roadway view by an elevation difference and landscaping.

The project would implement the Torrey Pines Subarea urban design goals and objectives of the community plan by providing a native landscape screen within the site and within the adjacent public right-of-way. The parking structure will be screened with Torrey Pines, Live Oaks and Canary Island Pines. Large shrub/trees will be planted along the structure's edge to further provide screening from street view. Preservation of eight mature Torrey Pine trees will be maintained along the south end of the structure. The intent of the landscape design is to preserve the existing stand of mature trees adjacent to the development and replant the trees that are compromised due to construction. Additionally the design of the parking facility will contain off-sets at the northeast and southeast corners and provide shade structures on the second floor. Concrete deck, walls and columns will be painted a dark-medium integral color and all metal stairs, columns for shade structure, shade structure deck and underside of deck would be painted a high-gloss dark brown to further integrate the parking structure into existing and proposed tree stands and minimize the visual impact of the structure on the adjacent roadways. Therefore the proposed development will not adversely affect the applicable land use plan.

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

The proposed project including the review of grading design, provisions of a new driveway ramp, private drainage infrastructure, architecture, landscape, and environmental impacts, has been designed to conform with the City of San Diego’s codes, policies, and regulation whose primary focus is the protection of the public’s health, safety and welfare. The conditions of approval of the project requires compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would reside and/or work at the site and within the community. Conditions of approval address parking, upgraded driveway, the appearance of landscaping and the placement of the parking structure. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features such as source control and treatment control BMP’s and Water Pollution Control Plan.

All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed project includes minor deviations to front, street side yard, and rear yard setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the Community Plan and the purpose and intent of the Planned Development Permit ordinance. The proposed deviations will not adversely affect the Progress Guide and General Plan and University Community Plan and are appropriate deviations for the site allowed by a Planned Development Permit. The following are the proposed deviations:

Front Yard Setback	
Proposed Setback	Required Setback
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20-feet	25 feet

The project is proposing a parking structure to be shared by five buildings as part of a high-tech development. The high-tech development (Campus) is comprised of offices, labs, and research & development facilities. The current multi-building Campus owner is attempting to provide more on-site tenant parking for building tenants and to alleviate off-site street parking. The original development in the 1970's anticipated tenants with different staffing needs than the current tenants.

By strictly complying with the current development regulations this project would not be able to be located on the proposed site, nor sized adequately, to provide a net gain in parking. The proposed location is in an area where the design provided the solution necessary to alleviate the existing on-site parking deficiency. Adjacent to the east and south property line of the subject project is a remnant City Right-of-Way parcel created by the realignment of North Torrey Pines Road and Genesee Avenue. This area is currently landscaped with mature trees, shrubs, and ground cover, and is maintained by the Genesee-North Torrey Pines Maintenance Assessment District (MAD). This area contains various underground utilities and cell towers with lease agreements. The City owned Right-of-Way parcel straddles the site's east property line at a width of 60 to 120 feet wide.

The proposed rear and street side yard deviations are proposed adjacent to the City owned parcel. By approving the deviation to street side yard and rear yard setbacks the proposed project design is more desirable as it will allow for a net gain in parking for the intended uses. The rear yard and street side yard deviation will not impact other structures as it will be adjacent to the vacant City owned parcel which is undevelopable due to its size, irregular shape, existing underground utilities, and cell tower leases. A portion of the ramp which accesses the structure would encroach into the property front yard setback. It will be four feet in height where three feet is allowed. Because the ramp will continue to serve the same purpose as the driveway there will be no impact caused by this feature.

The proposed structure will be designed to blend into the existing and proposed landscape. Colors, materials, and massing will blend the parking structure with existing facilities. Additionally, the project proposes to re-landscape a portion of the City owned vacant lot with new landscape materials replacing some of the old growth trees with new varied and healthy screen trees and shrubs consistent with the existing planting scheme. The owner of the project will maintain the portion of the City Right-of-Way land in perpetuity. This area will include the City Right-of-Way adjacent to the east property line extending to North Torrey Pines Road. Design features added to the parking structure are shade structures located on the second tier and off-sets located on the northeast and southeast corners of the structure.

Minor deviations have been incorporated to allow the implementation of the project features described above. The project has incorporated additional requirements which include incorporating additional screening, maintaining a portion of the North Torrey Pines and Genesee MAD, and adding shade structures on the second tier resulting in a better development than could be allowed by strict adherence to the underlying zone. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Coastal Development Permit - Section 126.0708

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The property is not identified in the City's adopted Local Coastal Program (LCP) Land Use Plan as a public access way. There is no physical access way used by the public on this property or any proposed public access way as identified in the LCP Land Use Plan. The proposed modifications will be consistent with the height of other existing structures within the neighborhood. The project is completely contained within the private property. The nearest public access to the Pacific Ocean is from the end of Torrey Pines Scenic Drive approximately a half mile to the west. The Coastal Development Permit does not identify a new corridor or public vistas through or adjacent to the site.

- 2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The proposed project is located in a built, urban environment, and does not contain any environmentally sensitive lands. The project is not adjacent to any sensitive resources, and not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). The City of San Diego conducted an Initial Study, which determined that the proposed project could have a significant environmental effect in Historical Resources (Archaeology). The project required the preparation of a Mitigated Negative Declaration (MND) for potential impacts to Historical Resources (Archaeology) necessitating mitigation measures for a qualified Archaeologist monitor and Native American monitor to be on site during grading activities. Because mitigation measures are required to be applied to the project in accordance with Section IV of the MND the project now avoids or mitigates any potentially significant environmental impacts to historical resources in accordance with the California Environmental Quality Act. As such the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at the intersection of North Torrey Pines Road and Genesee Avenue and is designated Industrial by the University Community Plan (community plan.) The Industrial Element more specifically designates the site Scientific Research. The Industrial Element of the Community Plan states "In order to maintain the present quality and cohesiveness of existing scientific research parks, the development designs and proposed land uses should be carefully reviewed. Community Plan Implementation Overlay Zone (CPIOZ) should be used to review proposed development."

The project site is located in the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B) and is within the Torrey Pines Subarea of the community plan. CPIOZ-B is applied to sites where zoning is consistent with the land use designation in the community plan, but where special design considerations apply. The areas identified for application of CPIOZ-B are those where the development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives and proposals of the community plan or compatible with surrounding development.

The discretionary review of these sites will ensure that new development is consistent with the design guidelines contained in the Urban Design Element of the community plan, MCAS Miramar ALUCP restrictions and that the architecture, grading, lot coverage, height, bulk and orientation of buildings is compatible with surrounding development. The Urban Design Element identifies several objectives for the Torrey Pines Subarea which include: 1) Protect and take maximum advantage of the Subarea's topography and unique natural vegetation, 2) Minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities, 3) Insure visual and physical access to natural canyons, resource areas and scenic vistas, and 4) Insure that the massing of structures and design details of new buildings contribute to a visually coherent streetscape.

The community plan identifies the intersection of North Torrey Pines Road and Genesee Avenue as a special treatment intersection. The objective is to ensure that the street yards of private developments bordering these roads support the desired image and monumental quality of the intersection. The community plan calls for distinguishing the intersection of North Torrey Pines Road and Genesee Avenue with special treatment such as formal landscaping and to include primarily eucalyptus or Torrey Pine trees to maintain the existing landscape theme. The community plan also calls for preserving existing mature trees, and when feasible, development should occur around and in between mature trees. The design criteria for the Torrey Pines Subarea also states that parking should be hidden from roadways and be placed behind or below buildings in structures or be shielded from roadway view by an elevation difference and landscaping.

The project would implement the Torrey Pines Subarea urban design goals and objectives of the community plan by providing a native landscape screen within the site and within the adjacent public right-of-way. The parking structure will be screened with Torrey Pines, Live Oaks and Canary Island Pines. Large shrub/trees will be planted along the structure's edge to further provide screening from street view. Preservation of eight mature Torrey Pine trees will be maintained along the south end of the structure. The intent of the landscape design is to preserve the existing stand of mature trees adjacent to the development and replant the trees that are compromised due to construction. Additionally the design of the parking facility will contain off-sets at the northeast and southeast corners and provide shade structures on the second floor. Concrete deck, walls and columns will be painted a dark-medium integral color and all metal stairs, columns for shade structure, shade structure deck and underside of deck would be painted a high-gloss dark brown to further integrate the parking structure into existing and proposed tree stands and minimize the visual impact of the structure on the adjacent roadways. If the Planned Development Permit is approved, the project will be consistent with the Certified Implementation Plan. Therefore the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located between the First Public Roadway and the Pacific Ocean. The property is located along North Torrey Pines Road and a half mile east of the Pacific Ocean. Off-site dedicated public access points are located to the west from North Torrey Pines Road a half mile to the west. The project would conform to the public access and public recreation policies of Chapter 3 of the California

Attachment 6
Draft Permit Resolution with Findings

Coastal Act which indicates projects will not impede an any water oriented activity, interfere with coastal dependent aquaculture uses, interfere with coastal access, and not interfere with Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 and the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1316782, Site Development Permit No. 1316783 and Coastal Development Permit No. 1316781 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit 1316782, 1316783 and 1316781, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: August 27, 2015

SAP or WBS Number: 24004667

Modified HMD 1-26-15

(R-[Reso Code])

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on July 14, 2014, MULROCK 3 TORREY PINES, LLC submitted an application to Development Services Department for a Planned Development Permit/Site Development Permit/Coastal Development Permit for the Torrey Pines Court Parking Structure (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on August 27, 2015; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 374223 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that

Attachment 7
Draft Environmental Resolution with MMRP

(R-[Reso Code])

the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

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

BE IT FURTHER RESOLVED, that Development Services staff or Tthe City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
William Zounes
Development Project Manager

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

(R-[Reso Code])

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
PLANNED DEVELOPMENT PERMIT NO. 1316782
SITE DEVELOPMENT PERMIT NO. 1316783
COASTAL DEVELOPMENT PERMIT NO. 1316781

PROJECT NO.

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 374223 shall be made conditions of Planned Development Permit No. 1316782/Site Development Permit No. 1316783/Coastal Development Permit No. 1316781 as may be further described below.

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

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

(R-[Reso Code])

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

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

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

Qualified Archaeologist
Qualified Native American Monitor

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

CONTACT INFORMATION:

- a) The **PRIMARY POINT OF CONTACT** is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of **ENVIRONMENTAL REQUIREMENTS**, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 374223 and/or Environmental Document Number 374223, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of

(R-[Reso Code])

verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

(R-[Reso Code])

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

HR-1 Due to the potential for buried cultural resources and/or human remains to be encountered on-site, a qualified archaeological monitor and a Native American monitor shall be present during project-related grading activities. This shall include removal of existing pavement and storm drain facilities. The following measures shall be implemented:

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

(R-[Reso Code])

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 1. The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.
- B. PI Shall Attend Precon Meetings
 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based

(R-[Reso Code])

- on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration (OSHA) safety requirements may necessitate modification of the AME.**
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or

(R-[Reso Code])

when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRS shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover**

(R-[Reso Code])

mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the EAS of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the

(R-[Reso Code])

- consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are NOT Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the

(R-[Reso Code])

applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8 A.M. of the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV – Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post-construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the

(R-[Reso Code])

completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms—DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City’s Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

(R-[Reso Code])

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

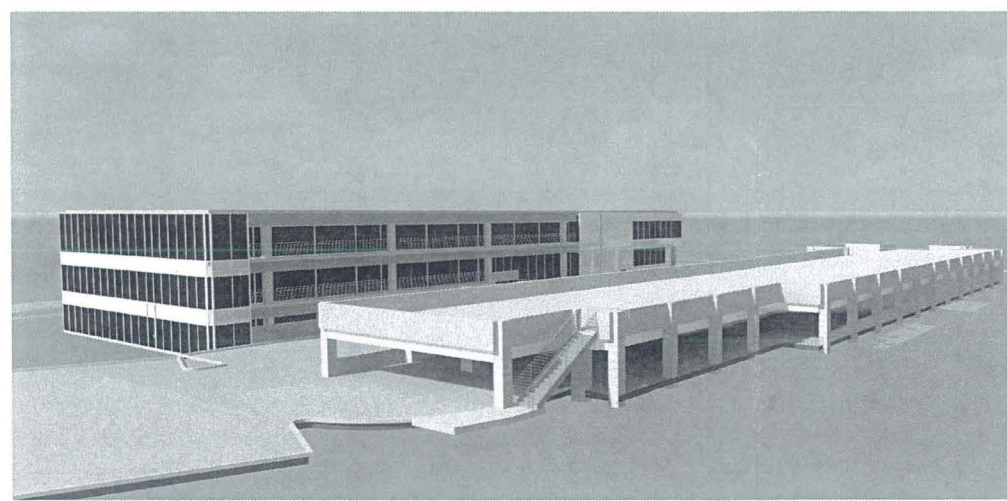


City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning
Committee
Distribution Form Part 2

Project Name: 3377 Parking Str. CDP/SDP/PDP		Project Number: 374223	Distribution Date: 07/14/2014
Project Scope/Location: UNIVERSITY Planned Development Permit, Site Development Permit, and Coastal Development Permit (Process 4) to deviate from the minimum street yard and rear yard setbacks and construct a 38,168 sq ft, two-tier parking structure with shade structure on a 1.97 acre lot located at 3377 North Torrey Pines Court within the IP-1-1 zone, City Coastal (Appealable) overlay zone and University Community Plan area. Council District 1.			
Applicant Name: Craig Horwat		Applicant Phone Number: (619) 231-0751	
Project Manager: Jeannette Temple	Phone Number: (619) 557-7908	Fax Number: (619) 446-5245	E-mail Address: JTemple@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 1 chair
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Janay Kruger		TITLE: Chair	
SIGNATURE: <i>Janay Kruger</i>		DATE: 10/14/14	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

THE MULLER COMPANY 3377 PARKING GARAGE DEVELOPMENT PERMITS APPLICATION PACKAGE



FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fparch.com



Attachment 10
Project Plans
Sheet 1 of 16

THE MULLER COMPANY
3377 PARKING GARAGE
3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

FPBA PROJECT NO. 13541

TITLE SHEET

T1.0

PROJECT DIRECTORY

CLIENT / PROPERTY OWNER
THE MULLER COMPANY
18881 VON KARMAN AVENUE, SUITE 400
IRVINE, CA 92612
CONTACT: RICH FRAGAPANE
PHONE: 858-385-6634

ARCHITECT
FERGUSON PAPE BALDWIN ARCHITECTS, INC.
4499 RUFFIN ROAD, SUITE 300
SAN DIEGO, CA 92123
CONTACT: KENNON BALDWIN
CRAIG HORVAT
PHONE: 619-231-0751

STRUCTURAL ENGINEER
HOPE-AMUNDSON ENGINEERING
1301 THIRD AVENUE, SUITE 300
SAN DIEGO, CA 92101
CONTACT: JIM CONLEY
PHONE: 619-232-4673

LANDSCAPE
SITE DESIGN STUDIO
180 E. MAIN STREET, SUITE 208
TUSTIN, CA 92780
CONTACT: MIKE SULLIVAN
PHONE: 714-426-0248

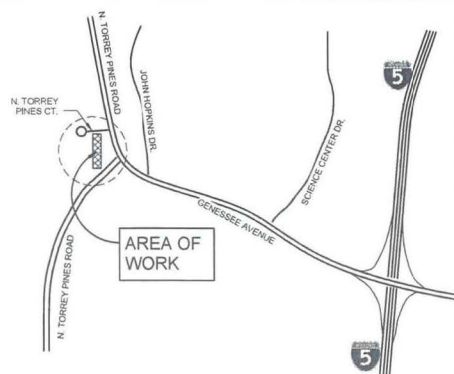
CIVIL ENGINEER
SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G
LA MESA, CA 91942
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PHONE: 619-697-9234

MECHANICAL / PLUMBING ENGINEER
MCPARLANE & ASSOCIATES
4830 VIEWRIDGE AVENUE, SUITE A
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CONTACT: JOHN MCGEE
PHONE: 858-277-9721

ELECTRICAL ENGINEER
RANDALL LAMB
4757 PALM AVENUE
LA MESA, CA 91942
CONTACT: KURT KOHLER
FRED BOWMAN
PHONE: 619-713-5700

FIRE PROTECTION ENGINEER
AON FIRE PROTECTION ENGINEERING CORPORATION
11770 BERNARDO PLAZA COURT, SUITE 116
SAN DIEGO, CA 92128
CONTACT: WILLIAM FLETCHER
PHONE: 858-673-5845

VICINITY MAP



SCOPE OF WORK

- THIS PROJECT IS THE INSTALLATION OF A NEW 2-TIER PARKING GARAGE TO COVER EXISTING ON-GRADE PARKING SPACES.**
- REMOVAL OF EXISTING ON-GRADE ASPHALT PAVED PARKING SPACES AND ASSOCIATED LANDSCAPE AREAS IN AREA OF WORK.
 - DEMOLITION OF EXISTING STREET CURB CUT FOR EXISTING ENTRY AND RELOCATION OF NEW CURB CUT FOR PARKING GARAGE INSTALLATION.
 - INSTALLATION OF NEW 2-TIER CONCRETE PARKING GARAGE WITH ONE TIER ON GRADE, AND ONE TIER ABOVE GRADE.
 - INSTALLATION OF RAMP LEADING FROM NORTH TORREY PINES COURT TO UPPER TIER OF PARKING GARAGE.
 - RECONFIGURATION OF REMAINING ON-GRADE PARKING AND LANDSCAPING ALONG EAST SIDE OF EXISTING OFFICE BUILDING.
 - NEW LANDSCAPING IN AREA OF WORK.
 - NEW PARKING STALL COVER AT EXISTING ACCESSIBLE PARKING SPACES AT NORTHWEST CORNER OF EXISTING OFFICE BUILDING.
 - RECONFIGURE CURB AND PROVIDE ONE NEW ACCESSIBLE PARKING SPACE AT NORTH-WEST CORNER OF EXISTING OFFICE BUILDING.
 - PROVIDE NEW LIGHTING WITHIN PARKING GARAGE.
 - MODIFY AND RECONNECT STORM WATER SEWER SYSTEM TO CONTAIN RAIN RUN-OFF FROM NEW GARAGE CONFIGURATION.
 - INSTALLATION OF SHADE STRUCTURE OVER ALL PARKING STALLS ON UPPER TIER OF GARAGE.

REQUIRED DISCRETIONARY PERMITS

- CITY COASTAL PERMIT (APPEALABLE)**
- SITE DEVELOPMENT PERMIT**
- PLANNED DEVELOPMENT PERMIT FOR SETBACK**
- DEVIATION REQUESTED TO ALLOW BUILDING INTO THE STREET SIDE SETBACK.
 - DEVIATION REQUESTED TO ALLOW BUILDING INTO THE REAR SETBACK.
 - DEVIATION FROM MINIMUM 3 FOOT LANDSCAPING AREA WITHIN REQUIRED STREET SIDE SETBACK.
 - DEVIATION REQUESTED TO ALLOW BUILDING IN THE FRONT SETBACK.

ARCHAEOLOGICAL MITIGATION REQUIREMENTS

A SPECIFIC ARCHAEOLOGY MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) WILL BE IMPLEMENTED. MEASURES RELATED TO HISTORICAL RESOURCES WILL BE IMPLEMENTED. NO SUBSURFACE BORINGS WILL BE DONE WITHOUT FIRST CONTACTING EAS STAFF.

CODE INFORMATION

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2012 CITY OF SAN DIEGO MUNICIPAL CODE

SITE INFORMATION

PROJECT ADDRESS: 3377 NORTH TORREY PINES COURT
SAN DIEGO, CA 92121

LEGAL DESCRIPTION: LOT 1 OF MAP 8395

ASSESSOR'S PARCEL NUMBER: 342-160-0600

ZONING: BASE ZONE: IP-1.1 (FORMERLY SR)
OVERLAY ZONES: COASTAL HEIGHT LIMIT
COASTAL (CITY)
COMMUNITY PLAN IMPLEMENTATION (B)
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
FIRST PUBLIC ROAD-WAY
PARKING IMPACT
RESIDENTIAL TANDEM PARKING

ENVIRONMENTALLY SENSITIVE LANDS:
SENSITIVE BIOLOGIC RESOURCES: NO
STEEP HILLSIDES: NO
COASTAL BEACHES: NO
SENSITIVE COASTAL BLUFFS: NO
100-YEAR FLOODPLAIN: NO
HISTORIC DISTRICT: NO
DESIGNATED HISTORIC: NO

GEOLOGIC HAZARD CATEGORY: 51
EARTHQUAKE FAULT BUFFER: NO

AIRPORTS: FAA PART 77 NOTIFICATION AREA: NO

EXISTING USE: RESEARCH & DEVELOPMENT BUILDING W/ ON-GRADE PARKING

PROPOSED USE: RESEARCH & DEVELOPMENT BUILDING W/ ON-GRADE PARKING & 2-TIER PARKING GARAGE

EXISTING BUILDING ON SITE: (1) 3-STORY OFFICE BUILDING

SITE AREA: 1.971 ACRES (85,857 SF)

MAXIMUM BUILDING HEIGHT: 30 FT. ABOVE GRADE (COASTAL)

NEW GARAGE HEIGHT: 13'-8" ABOVE GRADE

EXISTING BUILDING AREA (GROSS): 46,350 SF

NEW GARAGE BUILDING AREA (GROSS):
GRADE LEVEL TIER: 19,084 SF
UPPER LEVEL TIER: 19,084 SF
TOTAL: 38,168 SF

TOTAL BUILDING AREA ON SITE (GROSS): 84,518 SF

MAXIMUM F.A.R. (IP-1.1): 2.00

ACTUAL F.A.R.: 84,518 / 85,857 = 0.98

SETBACKS: MINIMUM STANDARD PROPOSED
FRONT 20 FT 25 FT 0 FT
SIDE 15 FT - 0 FT
REAR 25 FT 25 FT 19 FT - 6 IN

BUILDING INFORMATION

2-TIER OPEN PARKING GARAGE (CBC 406.4)

CONSTRUCTION TYPE: TYPE II-B, NON-SPRINKLERED

OCCUPANCY CLASSIFICATION: S-2

SINGLE USE GARAGE (CBC 406.5.4.1)
BASIC ALLOWABLE AREA PER TIER: 50,000 SF (TABLE 406.5.4)

OPEN SIDE INCREASE: 3 OF 4 SIDES OPEN +25% (CBC 406.5.5)

MAX. ALLOWABLE AREA PER TIER: 62,500 SF (50,000 + (50,000*0.25))

FLOOR AREA PROVIDED:
ON-GRADE TIER: 19,084 SF
UPPER TIER: 19,084 SF
TOTAL: 38,168 SF

BUILDING HEIGHT: 13'-8" ABOVE GRADE
W/ SHADE STRUCTURE 19'-10" ABOVE GRADE

PARKING INFORMATION

- (5) BUILDINGS ON THE CAMPUS SHARE ON-GRADE PARKING SPACES PLUS A SHARED PARKING STRUCTURE OWNED BY UCSD PLUS THE NEW PROPOSED PARKING STRUCTURE (THIS PROJECT).
 - A PARKING AGREEMENT EXISTS BETWEEN THIS CAMPUS AND AN ADJACENT PROPERTY (LOT 5) TO PROVIDE SOME ON-GRADE PARKING FOR USE BY LOT 5.
 - A PARKING AGREEMENT EXISTS BETWEEN THIS CAMPUS AND THE UNIVERSITY OF CALIFORNIA SAN DIEGO (UCSD) FOR THIS CAMPUS TO USE A PORTION OF THE UCSD MULTI-LEVEL PARKING STRUCTURE AND FOR THIS CAMPUS TO PROVIDE SOME ON-GRADE PARKING FOR USE BY UCSD.
 - THE LOT 5 AND UCSD PROPERTIES ARE NOT ASSOCIATED WITH THE R&D CAMPUS. SEE OVERALL SITE PLAN SHEET AC1.0 SHOWING SPACE ALLOCATIONS.
- CAMPUS BUILDING USAGE: ALL BUILDINGS ARE RESEARCH & DEVELOPMENT**
- | | |
|---|-------------------|
| 3333 NORTH TORREY PINES COURT | 42,935 SF |
| 3344 NORTH TORREY PINES COURT | 42,775 SF |
| 3366 NORTH TORREY PINES COURT | 38,482 SF |
| 3377 NORTH TORREY PINES COURT | 38,601 SF |
| 10350 NORTH TORREY PINES ROAD | 38,496 SF |
| TOTAL FOR CAMPUS R&D BUILDINGS | 201,279 SF |

REQUIRED PARKING COUNT PER SDMC TABLE 142-05G:

MINIMUM PARKING OUTSIDE TRANSIT ZONE: 2.5 / 1000 SF
MINIMUM REQUIRED PARKING COUNT = 503 SPACES

MAXIMUM PARKING: 4.0 / 1000 SF
MAXIMUM ALLOWED PARKING COUNT = 805 SPACES

EXISTING CAMPUS PARKING COUNT:

CAMPUS ON-GRADE	+502 SPACES
SHARED UCSD PARKING STRUCTURE	+96 SPACES
LESS UCSD ON-GRADE ALLOCATION	-15 SPACES
LESS LOT 5 ON-GRADE ALLOCATION	-25 SPACES
TOTAL EXISTING PARKING SPACES FOR CAMPUS USE	558 SPACES

MIN. 503 < 558 < MAX. 805, THEREFORE COMPLIANT

SCOPE OF WORK- CHANGE OF PARKING COUNT:

ON-GRADE PARKING SPACES REMOVED:	-79 SPACES
NEW ON-GRADE PARKING SPACES PROVIDED:	+20
NEW PARKING SPACES PROVIDED IN NEW 2-TIER PARKING STRUCTURE:	+122 SPACES
TOTAL NET SPACES ADDED:	+63 SPACES

PARKING SPACES PROVIDED AFTER CONSTRUCTION OF THE PROPOSED PARKING STRUCTURE:

CAMPUS ON-GRADE	+443 SPACES
NEW PARKING STRUCTURE	+122
SHARED UCSD PARKING STRUCTURE	+96 SPACES
LESS UCSD ON-GRADE ALLOCATION	-15 SPACES
LESS LOT 5 ON-GRADE ALLOCATION	-25 SPACES
TOTAL PARKING SPACES FOR CAMPUS USE	621 SPACES

MIN. 503 < 621 < MAX. 805, THEREFORE COMPLIANT

ACCESSIBLE PARKING SPACES:

REQUIRED (2% OF TOTAL PER TABLE 11B-208.2, 501-1000):	12
PROVIDED ON SITE:	7
VAN ACCESSIBLE	5

REQUIRED BICYCLE PARKING FOR LOT 1: SHORT TERM = 5
LONG TERM = 5

REQUIRED MOTORCYCLE PARKING FOR LOT 1, 2: PROVIDED EXISTING MOTORCYCLE PARKING SHARED

SHEET INDEX

DWG	SHEET TITLE	REVISION	REVISION DESCRIPTION	REVISION DATE
00-GENERAL				
T1.0	TITLE SHEET	F	DEVELOPMENT PERMITS REVIEW 5	01/09/2015
T1.2	PROJECT GENERAL NOTES	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
01-CIVIL				
C0.0	TOPOGRAPHIC SURVEY	D	DESIGN DEVELOPMENT RE-SUBMITTAL	12/08/2014
C1.0	CONCEPTUAL DRAINAGE PLAN TITLE SHEET	D	DESIGN DEVELOPMENT RE-SUBMITTAL	12/08/2014
C1.1	CONCEPTUAL DRAINAGE PLAN	D	DESIGN DEVELOPMENT RE-SUBMITTAL	12/08/2014
C1.2	DRIVEWAY PROFILES	D	DESIGN DEVELOPMENT RE-SUBMITTAL	12/08/2014
02-LANDSCAPE				
L1.0	LANDSCAPE PLAN	E	REVISION	12/08/2014
L2.0	RIGHT-OF-WAY PLANTING PLAN	E	REVISION	12/08/2014
03-ARCHITECTURAL				
AC0.1	PARKING DEMOLITION PLAN	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC1.0	OVERALL SITE PLAN	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC1.1	LOT 1 SITE PLAN	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC1.2	PHOTOGRAPHIC SURVEY KEY PLAN	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC1.3	PHOTOREALISTIC RENDERINGS	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC1.4	SHADOW STUDY	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC2.1	LOWER LEVEL PLAN / SITE	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC2.2	UPPER LEVEL PLAN / SITE	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC2.3	SUNSHADE PLAN	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC4.1	PARKING GARAGE ELEVATIONS	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC4.2	PARKING GARAGE ELEVATIONS	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
AC5.1	PARKING GARAGE SECTIONS	E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
Grand total: 20				

FIRE RESISTIVE REQUIREMENTS

TYPE II-B:

C.B.C. TABLE 501: FIRE RESISTIVE REQUIREMENT

PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALLS - EXTERIOR	SEE TABLE 602 BELOW
BEARING WALLS - INTERIOR	0-HOUR
NON-BEARING WALLS & PARTITIONS - EXTERIOR	SEE TABLE 602 BELOW
NON-BEARING WALLS & PARTITIONS - INTERIOR	0-HOUR
FLOOR INCL. SUPPORT BEAMS & JOISTS	0-HOUR
ROOF INCL. SUPPORT BEAMS & JOISTS	0-HOUR

C.B.C. TABLE 602: EXTERIOR WALL AND OPENING PROTECTION

EXTERIOR WALLS (S-2 OCCUPANCY)	<5 FT	1-HOUR
	5 FT - 10 FT	1-HOUR
	10 FT > 10 FT	0-HOUR
	30 FT & GREATER	0-HOUR

EXIT ENCLOSURES (C.B.C. 707.3.2 & 1009.3.1.2): 1-HOUR

EXIT ACCESS STAIRWAY (1009.3 EXCEPTION 6): 0-HOUR

EXIT PASSAGEWAY (C.B.C. 1003.1) (MATCH ADJOINING EXIT ENCLOSURE OR SHAFT): 1-HOUR

FIRE WALLS (C.B.C. 706.4): 2-HOUR

FIRE BARRIERS (C.B.C. 707.3.10): 2-HOUR

NO.	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04/25/2014
B	DEVELOPMENT PERMITS REVIEW	06/04/2014
C	DEVELOPMENT PERMITS REVIEW 2	07/11/2014
D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014
F	DEVELOPMENT PERMITS REVIEW 5	01/09/2015

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LEGAL DESCRIPTION:

LOT 1 OF TORREY PINES RESEARCH PARK IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8395, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 8, 1976.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO CENTERLINE MONUMENT POC 200 FT SW GENESEE AVE AND NORTH TORREY PINES ROAD. ELEVATION = 428.364, U.S.C. & G.S. DATUM OF 1929.

LEGEND:

- DENOTES CONCRETE SURFACE.
- DENOTES ASPHALT SURFACE.
- DENOTES PINE WITH TRUNK DIAMETER.
- DENOTES TREE WITH TRUNK DIAMETER.
- DENOTES PALM WITH TRUNK DIAMETER.
- DENOTES OVERHEAD LIGHT.
- DENOTES FIRE HYDRANT.
- DENOTES HANDICAP PARKING.
- EV- DENOTES ELECTRICAL VAULT.
- SDMH- DENOTES STORM DRAIN MANHOLE.
- GLV- DENOTES GAS VALVE.
- SDGEV- DENOTES SAN DIEGO GAS AND ELECTRIC VAULT.
- SLV- DENOTES STREET LIGHT VAULT.
- UP- DENOTES UTILITY PEDESTAL.
- AL- DENOTES AREA LIGHT.
- TRANS- DENOTES TRANSFORMER.
- UV- DENOTES UTILITY VAULT.
- CV- DENOTES COMMUNICATIONS VAULT.
- WM- DENOTES WATER METER.
- GV- DENOTES GATE VALVE.
- TSV- DENOTES TRAFFIC SIGNAL VAULT.
- EC- DENOTES ELECTRICAL CABINET.
- EV- DENOTES ELECTRICAL VAULT.
- CTV- DENOTES CABLE TELEVISION VAULT.
- BFP- DENOTES BACK FLOW PREVENTOR.
- MB- DENOTES MAILBOX.
- DI- DENOTES DROP INLET.
- CB- DENOTES CATCH BASIN.
- AD- DENOTES AREA DRAIN.
- SCD- DENOTES SEWER CLEANOUT.
- TD- DENOTES TRENCH DRAIN.
- ATTV- DENOTES ATT VAULT.
- LV- DENOTES LIGHT VALVE.
- DMH- DENOTES ELECTRIC MANHOLE.
- SMH- DENOTES SEWER MANHOLE.
- TW- DENOTES TOP OF WALL.
- BW- DENOTES BOTTOM OF WALL.
- TC- DENOTES TOP OF CURB.
- TG- DENOTES TOP OF GRATE.
- IE- DENOTES INVERT ELEVATION.
- DENOTES STORM DRAIN MARKOUT.
- DENOTES ELECTRICAL MARKOUT.
- DENOTES WATER MARKOUT.
- DENOTES SEWER MARKOUT.
- DENOTES TELEPHONE MARKOUT.
- DENOTES GAS MARKOUT.
- DENOTES STREET LIGHT MARKOUT.
- DENOTES UNKNOWN MARKOUT.
- DENOTES CHILLED WATER MARKOUT.



ASSESSOR'S PARCEL NUMBER:
342-160-06

DAVID W. AMBLER
 04-09-14
 REVISED: 05-12-14

= 3 A

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**THE MULLER COMPANY
3377 PARKING GARAGE**

3377 NORTH TORREY PINES COURT
LA JOLLA, CA 92037

DESCRIPTION	NO.	DATE
PRELIMINARY REVIEW	A	04/25/2014
DESIGN DEVELOPMENT SUBMITTAL	B	06/04/2014
DESIGN DEVELOPMENT RE-SUBMITTAL	C	09/30/2014
DESIGN DEVELOPMENT RE-SUBMITTAL	D	12/08/2014

FPBA PROJECT NO. 13041
TOPOGRAPHIC SURVEY

C0.0

**Attachment 10
Project Plans
Sheet 2 of 16**



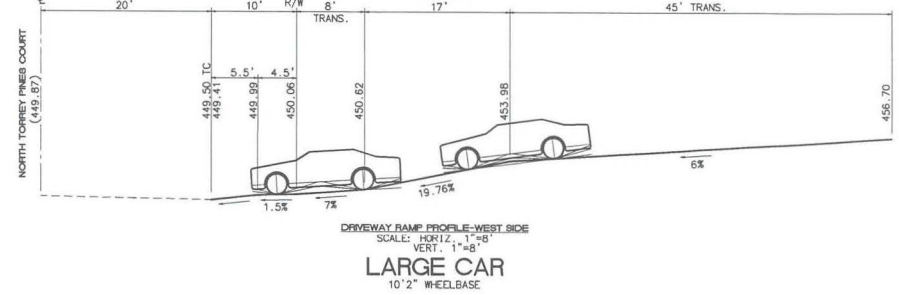
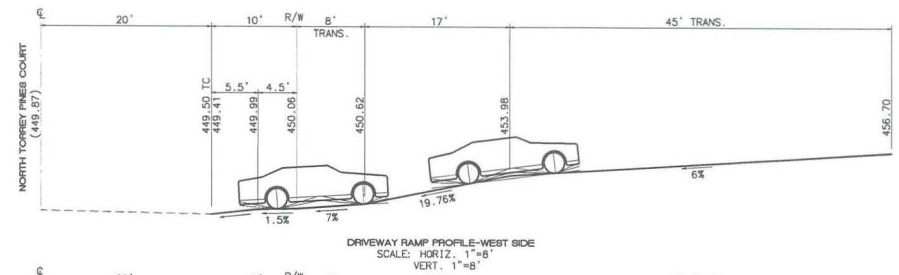
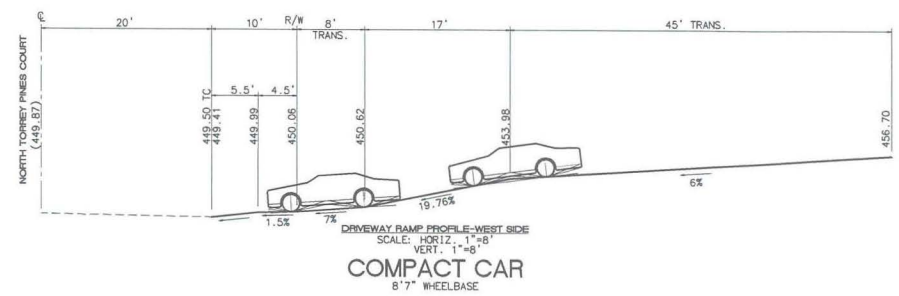
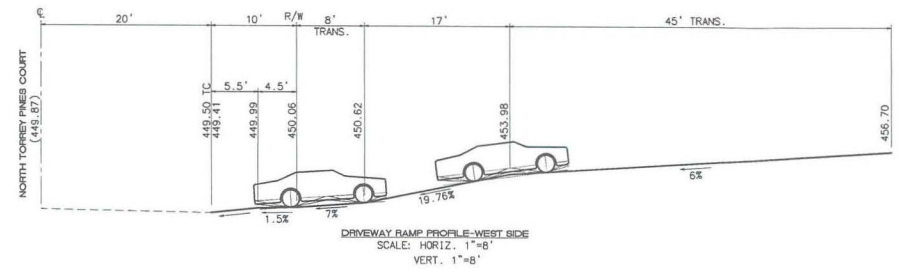
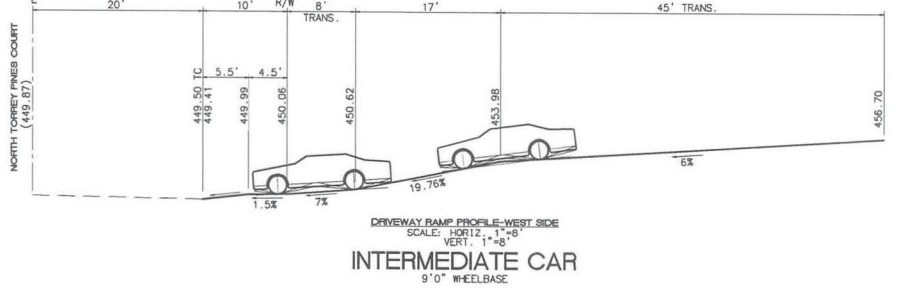
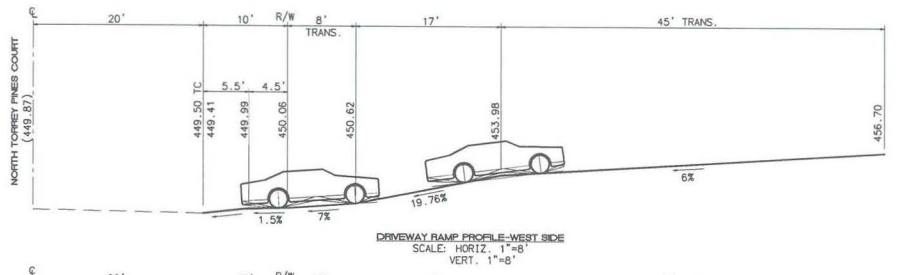
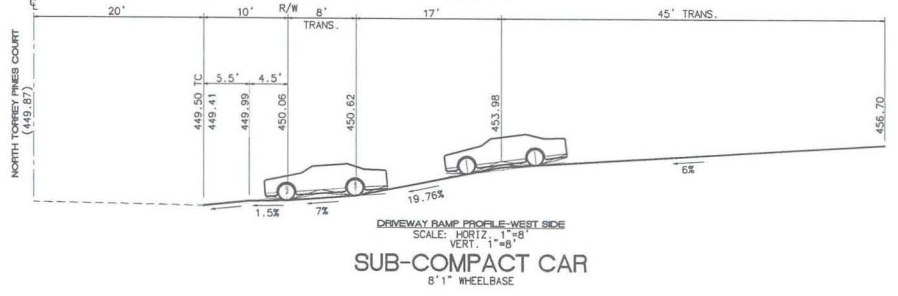
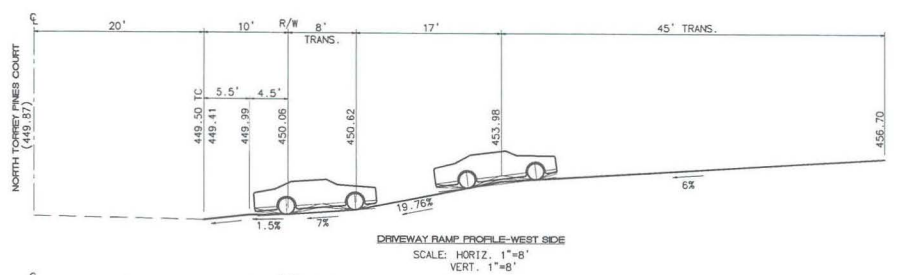
THE MULLER COMPANY
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3377 NORTH TORREY PINES COURT
LA JOLLA, CA 92037

DESCRIPTION	NO.	DATE
PRELIMINARY REVIEW	A	04/25/2014
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DESIGN DEVELOPMENT RE-SUBMITTAL	C	06/30/2014
DESIGN DEVELOPMENT RE-SUBMITTAL	D	12/08/2014

FPBA PROJECT NO. 13041

DRIVEWAY PROFILES


C1.2



NOTE:
VERTICAL CURVES SHALL BE UTILIZED AT THE TRANSITIONS
WITH THE CONSTRUCTION DOCUMENTS



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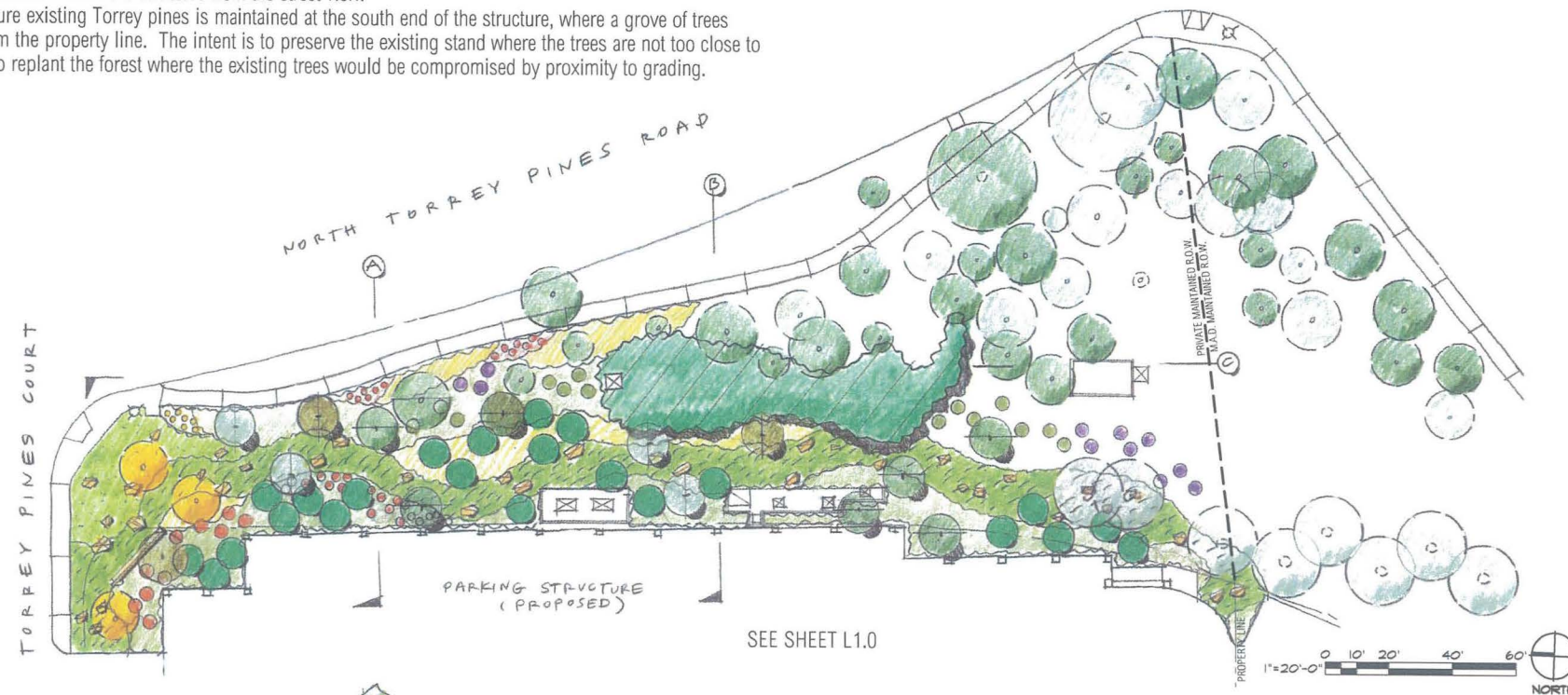
ENGINEER OF WORK

Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
 TELEPHONE (619) 537-8234 FAX (619) 440-2033
 WILLIAM A. SNIPE, S.C.E. 50477
 12/5/14
 EXPIRES 06-30-15



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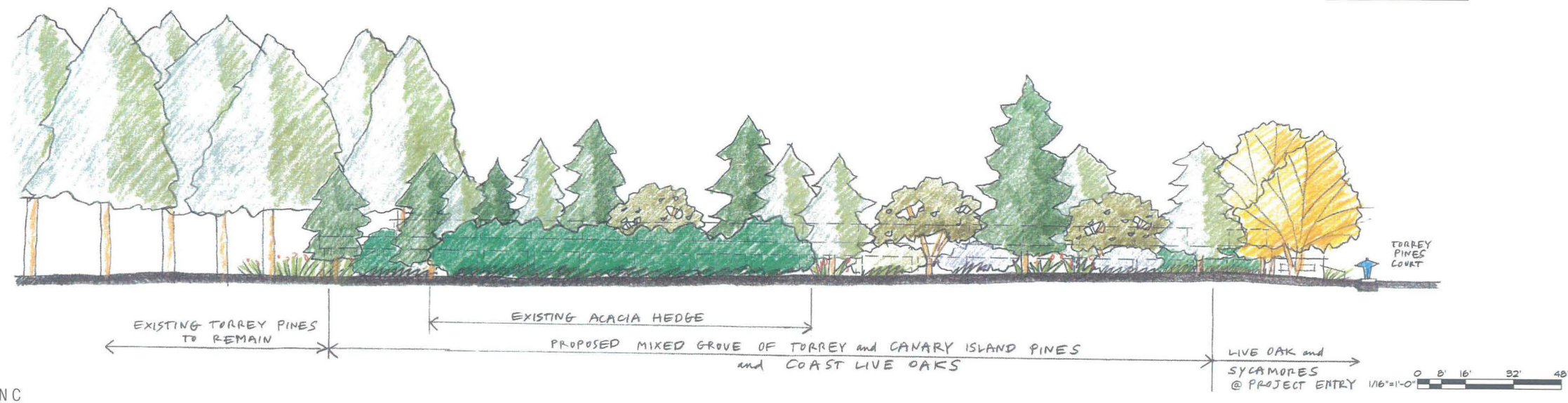
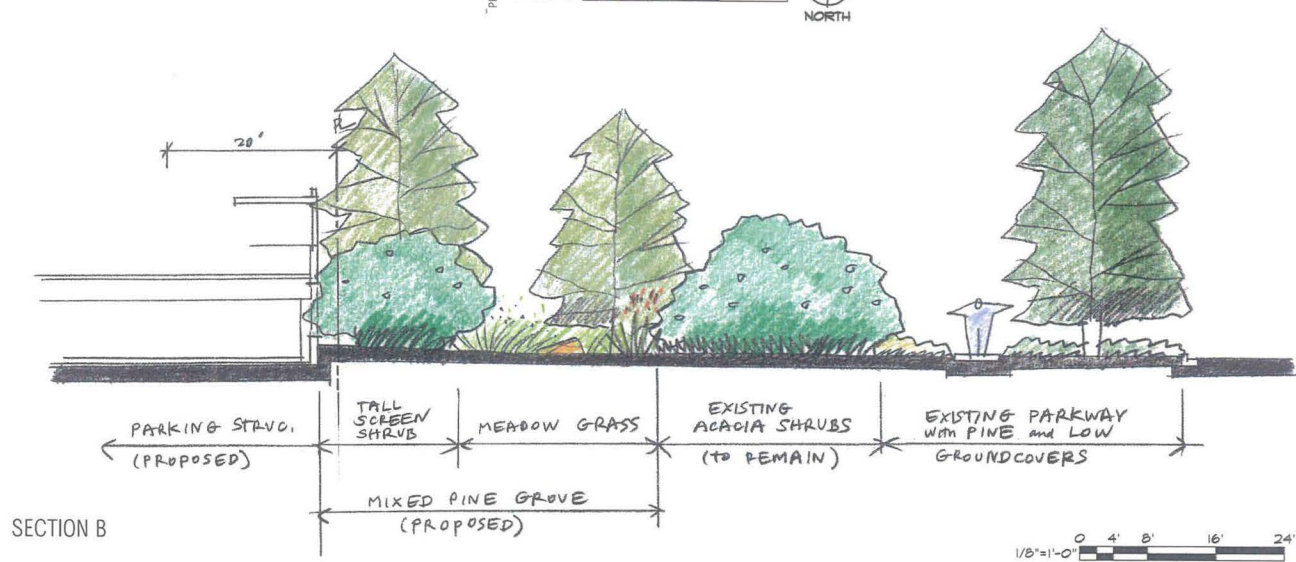
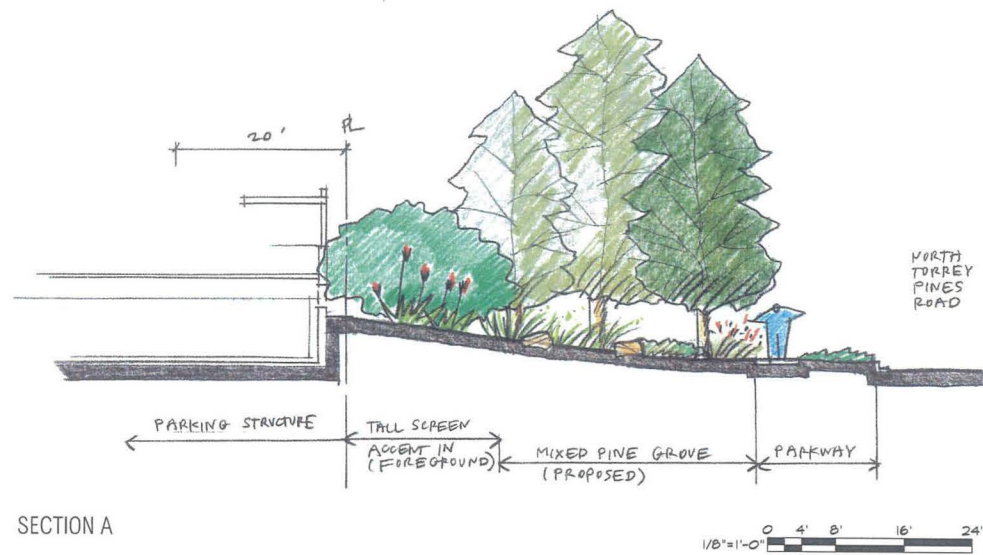
DESIGN INTENT

The design intent is to screen the proposed structure by blending with the existing, native inspired landscape on the project site and r.o.w. area. The structure would be screened with a new, mixed forest of Torrey pines, Live oaks and Canary Island Pines. Large shrub/trees, such as New Zealand Christmas trees and African sumac, planted informally along the structure edge will further screen the structure from the street view. Preservation of (8) mature existing Torrey pines is maintained at the south end of the structure, where a grove of trees grows at a distance from the property line. The intent is to preserve the existing stand where the trees are not too close to the property line, and to replant the forest where the existing trees would be compromised by proximity to grading.



plant legend

symbol	name	common name	size	spacing
	existing trees	torrey pine		
	existing torrey pine	torrey pine	15 gal. 24" box	
	existing canary island pine	canary island pine	36" box	
	existing sycamore	western sycamore		
	existing live oak	coast live oak	36", 48" box	
	existing acacia hedge	acacia longifolia		
	new trees	torrey pine	15 gal. 24" box	
	pinus canariensis	canary island pine	36" box	
	quercus agrifolia	coast live oak	36", 48" box	
	platanus racemosa	western sycamore	24", 36" box	
	shrub/trees (screening at parking structure edge)	metrosideros excelsa (multi)	new zealand christmas tree	24", 36" box
	rhus lancea (multi)	african sumac	15 gal. 24" box, 36" box	
	shrubs	heteromeles arbutifolia	toyon	5, 15 gal 8" o.c.
	rhus integrifolia	lemonadeberry	5, 15 gal 8" o.c.	
	salvia clevelandii	cleveland sage	5, 15 gal 8" o.c.	
	leontotis leonurus	lion's tail	5, 15 gal 8" o.c.	
	groundcovers	ceanothus 'yankae point'	carmel creeper	1 gal 30" o.c.
	myoporum 'putah creek'	prostrate myoporum	1 gal 30" o.c.	
	accents	argemone flavidus	kangaroo paw	1 gal 24" o.c.
	aloe sp. (multiple varieties)	aloe	1, 5 gal 18-48" o.c.	
	bubline sp.	bubline	1 gal 24" o.c.	
	meadow grasses	carex divulsa	berkeley sedge	1 gal 18" o.c.
	achillea millefolium	yarrow	1 gal spot 5 / 100 s.f.	
	festuca mairii	atlas fescue	1 gal 30"	
	pennisetum spathiolatum	slender veldt grass	1 gal 18" o.c.	
	calamagrostis sp.	feather reed grass	1 gal 30"	
	lomandra 'breeze'	lomandra	1 gal 30"	



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SITE DESIGN STUDIO INC.

181 EAST WASH ST. STE 308 TORRIN CA 92072 PH: 714.406.6848 FAX: 714.406.0356

THE MULLER COMPANY 3377 PARKING GARAGE 3377 NORTH TORREY PINES COURT SAN DIEGO, CA

DESCRIPTION	NO.	DATE
PRELIMINARY REVIEW	A	06/25/2014
DEVELOPMENT REVIEW	C	07/11/2014
PERMIT REVIEW 2	D	10/02/2014
REVISION	E	12/08/2014

FPBA PROJECT NO. 13041

R.O.W. Landscape Concept Plan and Sections

L2.0

Attachment 10 Project Plans Sheet 6 of 16



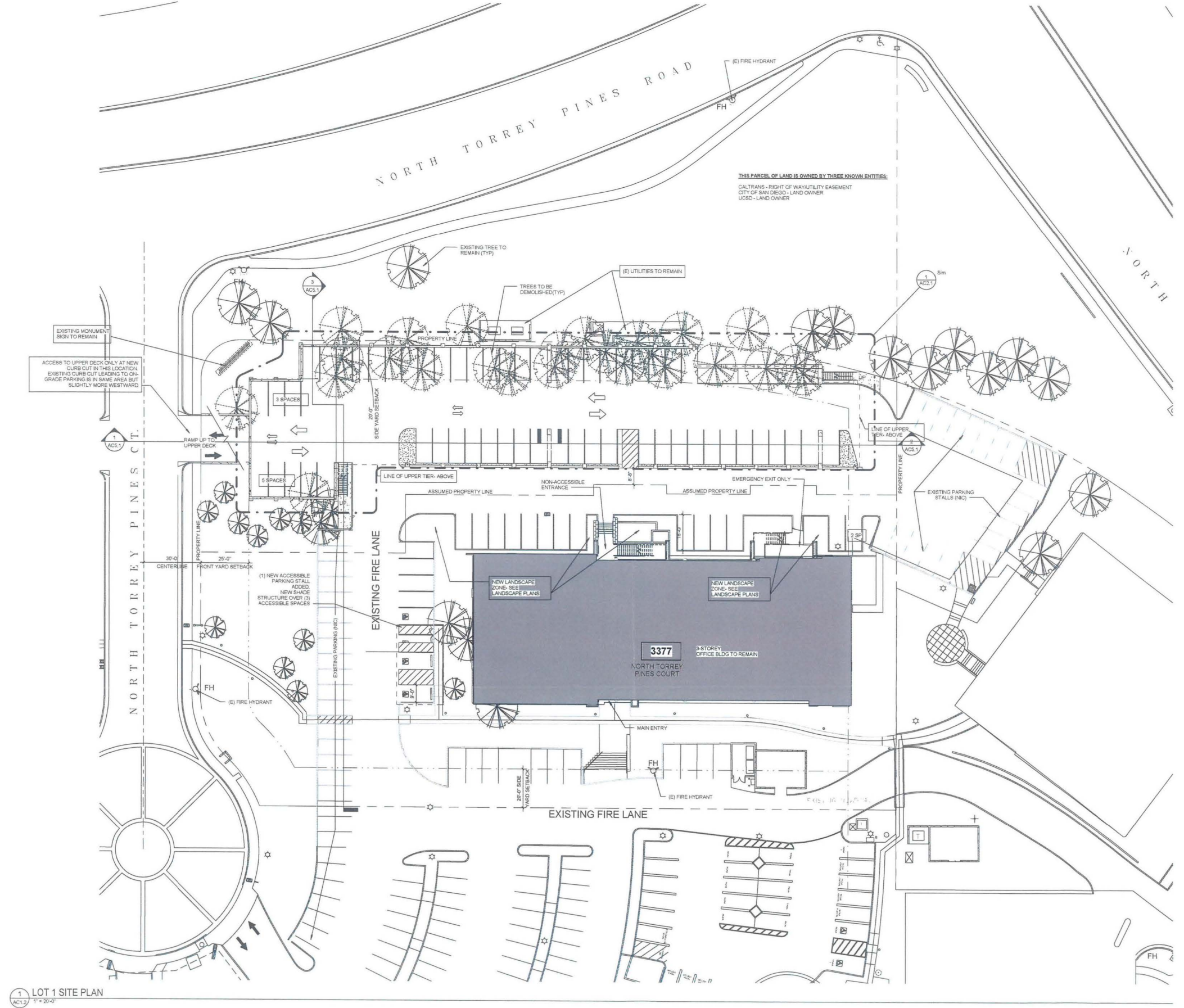
THE MULLER COMPANY
3377 PARKING GARAGE
3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

NO.	DESCRIPTION	DATE
A	PRELIMINARY REVIEW	04/25/2014
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D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014

FPBA PROJECT NO. 13041

PHOTOGRAPHIC
SURVEY KEY
PLAN

AC1.2



1 LOT 1 SITE PLAN
AC1.2 1" = 20'-0"

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LOCATION A

EXISTING
CONDITIONS



LOCATION B

BEFORE
PLANTING

PROPOSED
LANDSCAPING



THE MULLER COMPANY
3377 PARKING GARAGE

3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

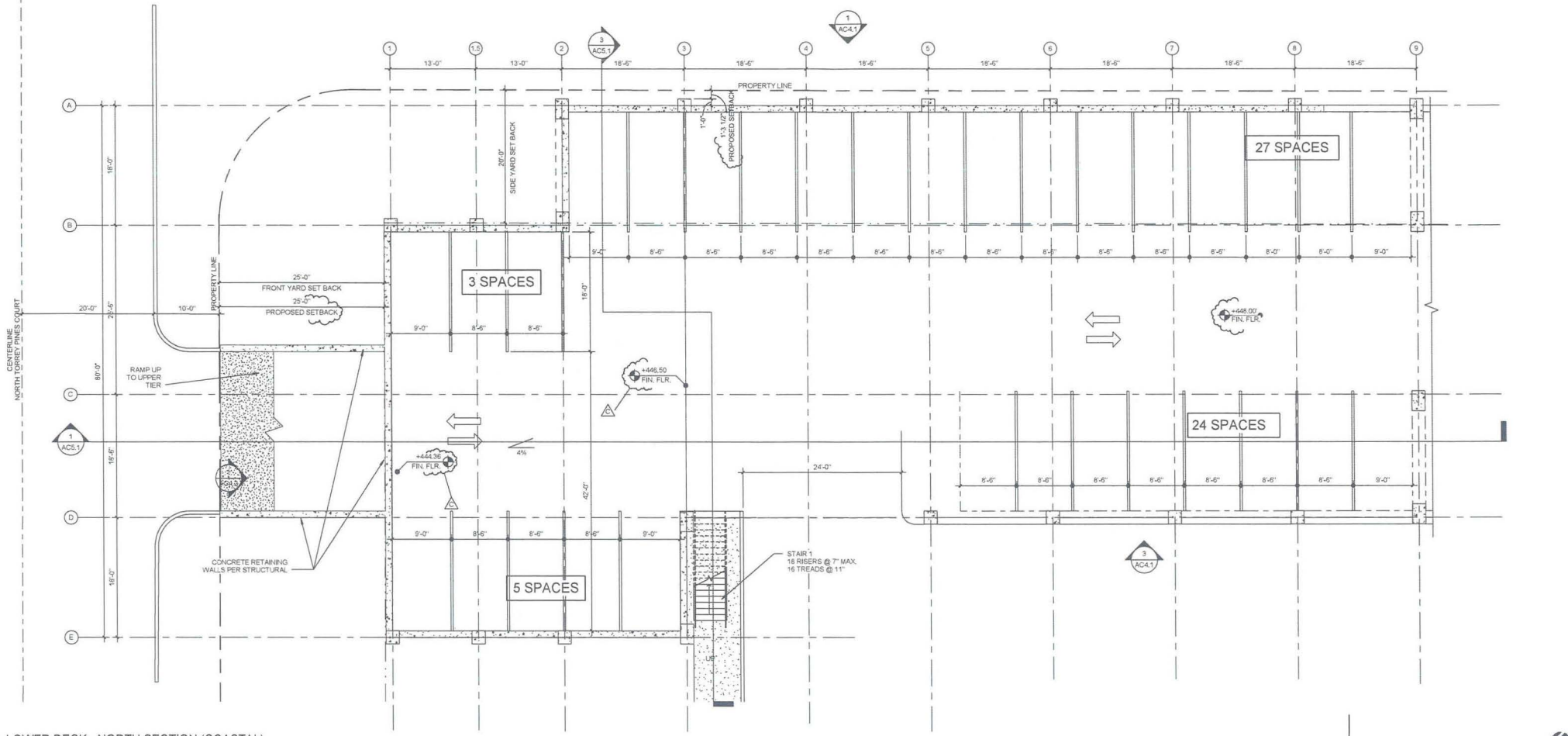
NO.	DESCRIPTION	DATE
D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	12/02/2014

FPBA PROJECT NO. 13041

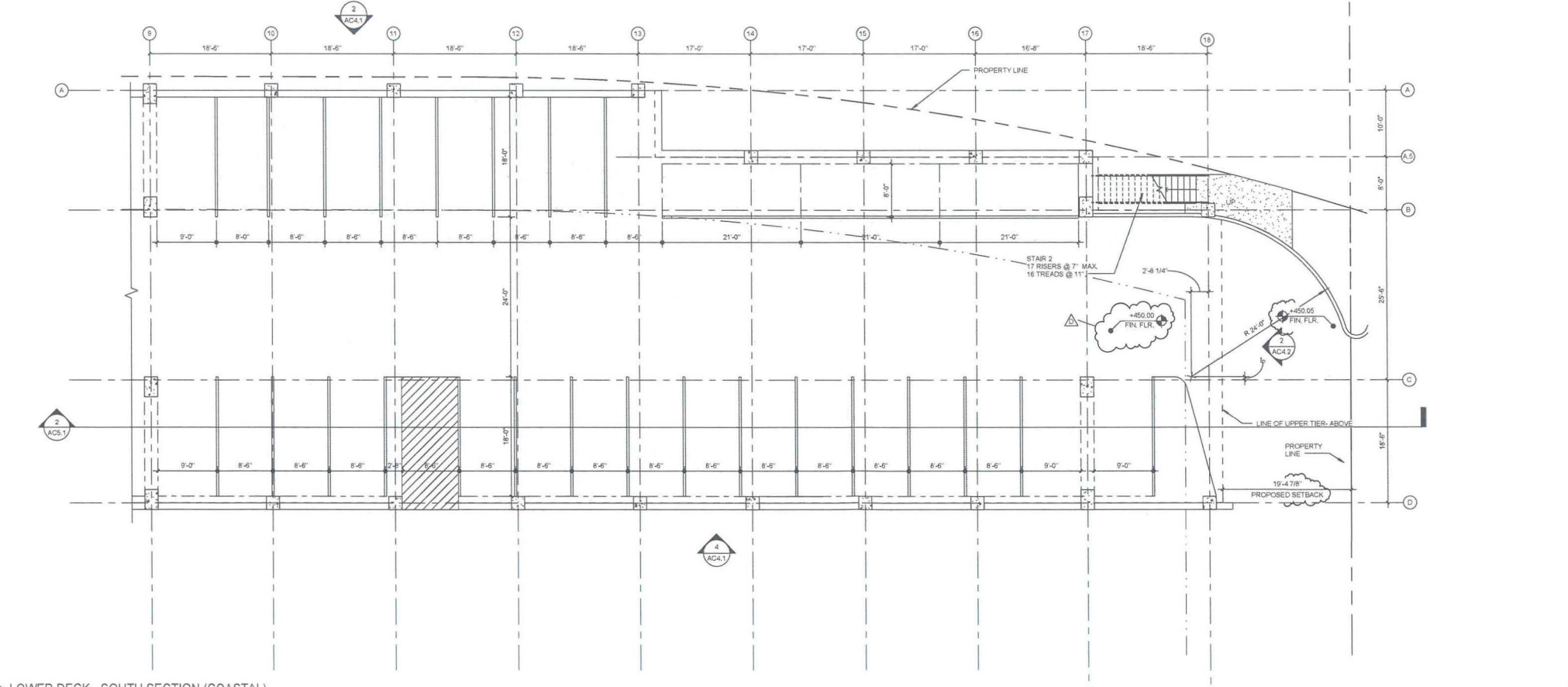
PHOTOREALISTIC
RENDERINGS

AC1.3

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1 LOWER DECK - NORTH SECTION (COASTAL)
1/8" = 1'-0"



2 LOWER DECK - SOUTH SECTION (COASTAL)
1/8" = 1'-0"



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Attachment 10
Project Plans
Sheet 12 of 16

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NO.	DESCRIPTION	DATE
B	DEVELOPMENT PERMITS REVIEW	06/04/2014
C	DEVELOPMENT PERMITS REVIEW 2	07/11/2014
D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	11/08/2014

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LOWER LEVEL
PLAN / SITE

AC2.1



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Attachment 10
Project Plans
Sheet 13 of 16

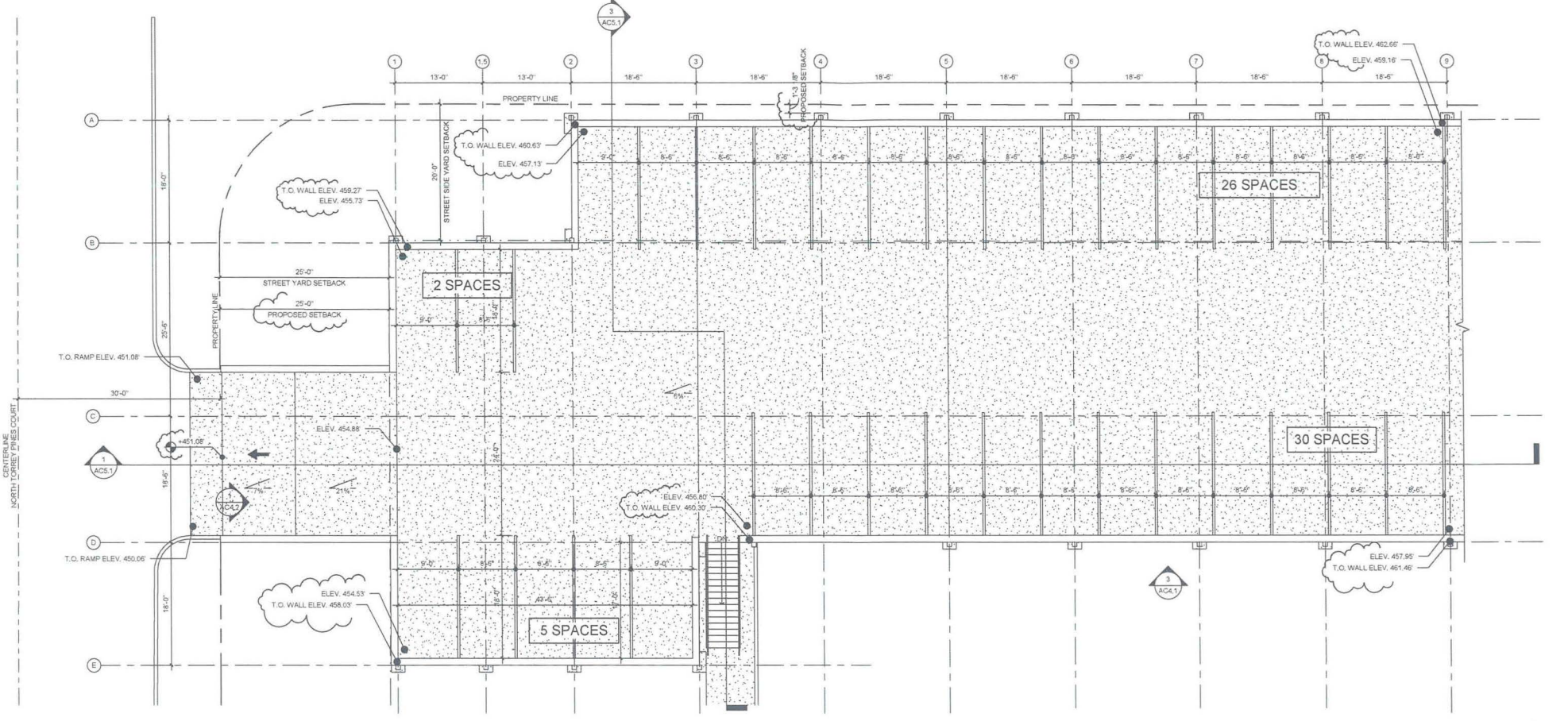
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3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

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E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014

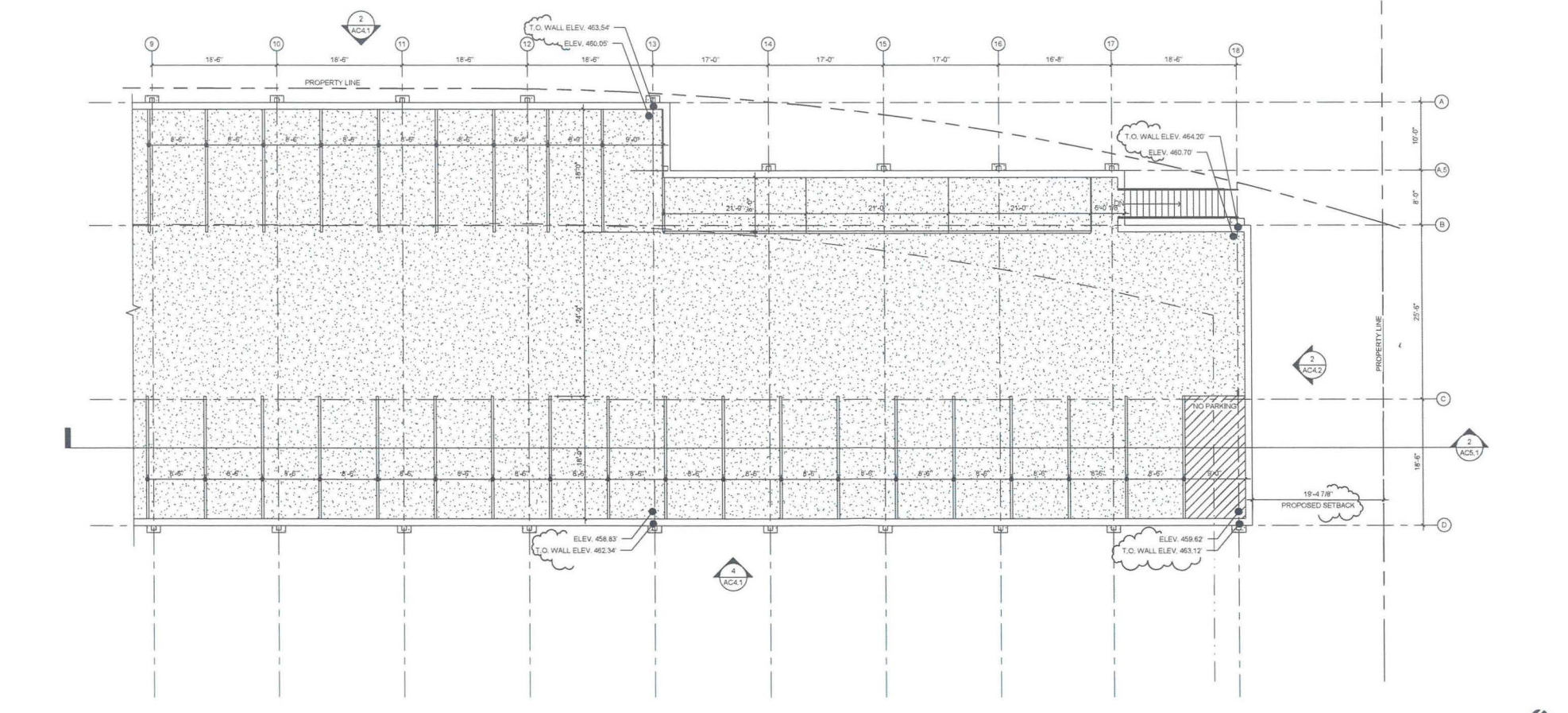
FPBA PROJECT NO. 13041

UPPER LEVEL
PLAN

AC2.2



1 UPPER DECK - NORTH SECTION (COASTAL)
1/8" = 1'-0"

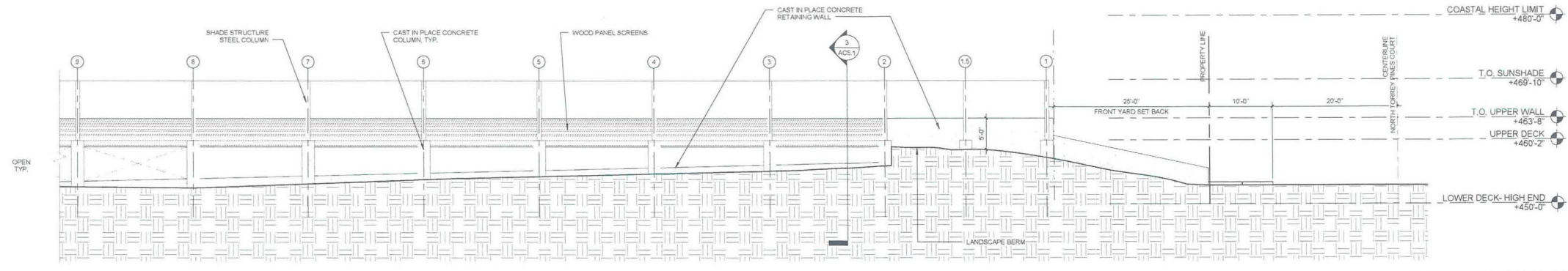


2 UPPER DECK - SOUTH SECTION (COASTAL)
1/8" = 1'-0"

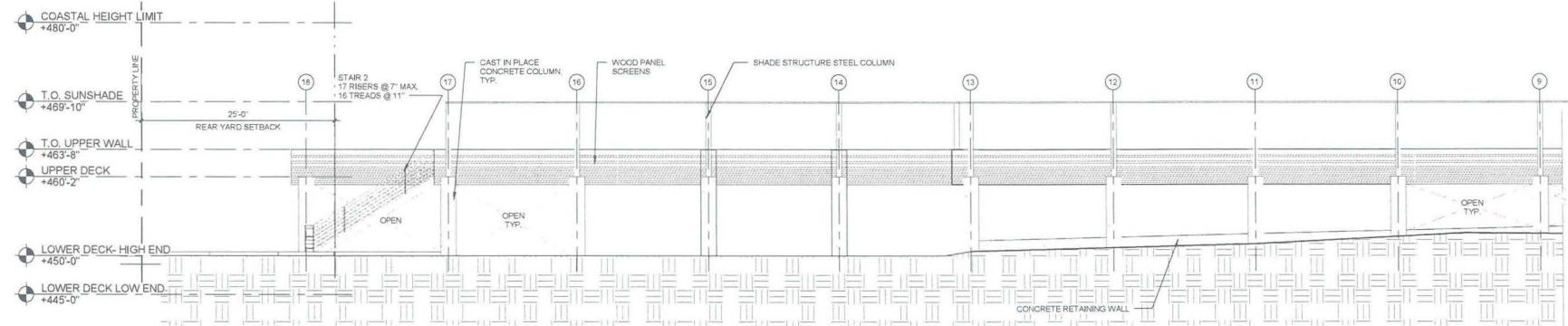
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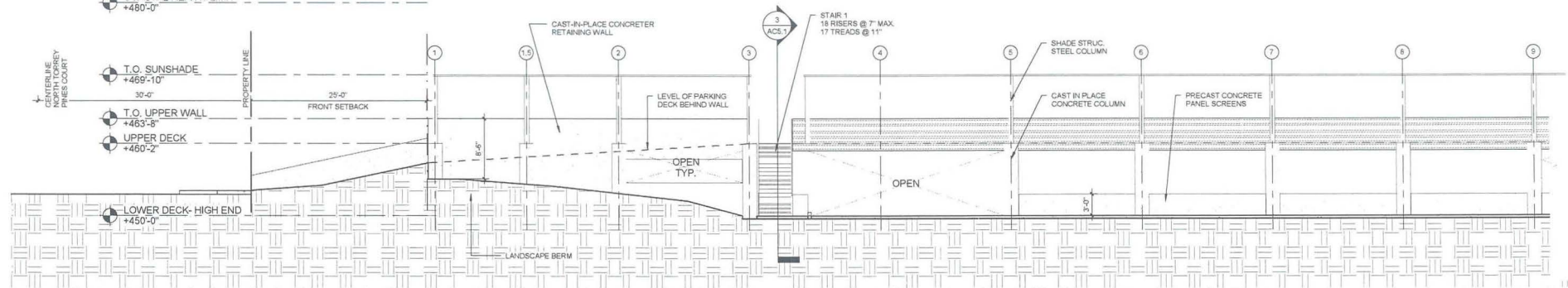
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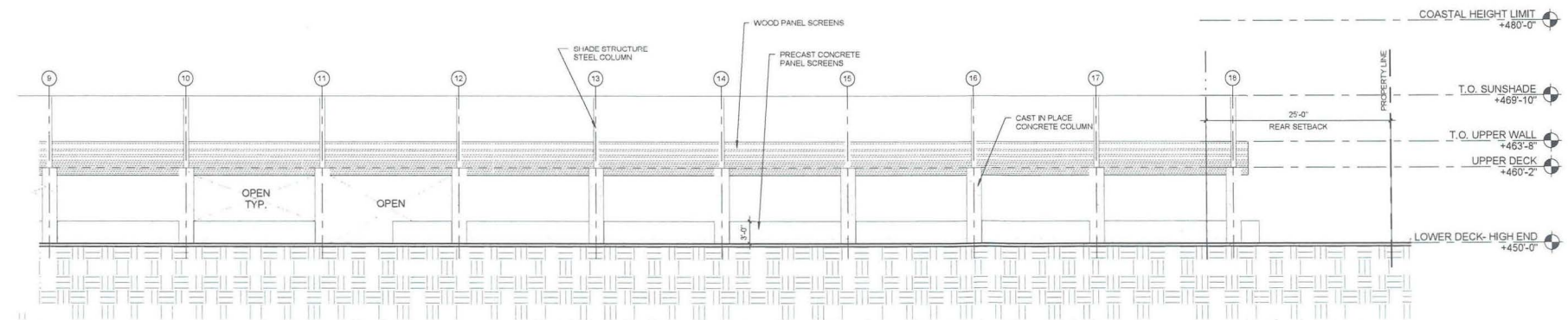
1 EAST ELEVATION (COASTAL) GRIDLINES 1-9
ACA.1 1/8" = 1'-0"



2 EAST ELEVATION (COASTAL) GRIDLINES 9-18
ACA.1 1/8" = 1'-0"



3 WEST ELEVATION (COASTAL) GRIDLINES 1-11
ACA.1 1/8" = 1'-0"



4 WEST ELEVATION (COASTAL) GRIDLINES 11-18
ACA.1 1/8" = 1'-0"

PARKING GARAGE VENTILATION CALCULATIONS

TOTAL LENGTH OF PARKING GARAGE PERIMETER: 797'-4"

ELEVATION	TOTAL WALL AREA	TOTAL OPEN AREA
NORTH ELEVATION	966 SF	0 SF
EAST ELEVATION	3,538 SF	1,572 SF > 20% OF TOTAL AREA
SOUTH ELEVATION	875 SF	435 SF > 20% OF TOTAL AREA
WEST ELEVATION	4,223 SF	1,584 SF > 20% OF TOTAL AREA

- MATERIAL FINISHES**
- UPPER TIER 4" SCREEN WALLS TO BE WOOD PANELS OF A MID-TONE WOOD STAIN TO MATCH THE ADJACENT EXISTING BUILDING FACADES.
 - LOWER TIER WALLS TO BE MEDIUM-DARK COLORED GRAY SMOOTH CAST-IN-PLACE CONCRETE.
 - PARKING STRUCTURE STRUCTURAL DECK AND COLUMNS TO BE MEDIUM-DARK COLORED GRAY SMOOTH CAST-IN-PLACE CONCRETE.
 - METAL STAIRS AND METAL SHADE STRUCTURE TO BE PAINTED DARK BROWN GLOSS PAINT.
 - TOP OF METAL SHADE PANELS TO BE PAINTED WHITE GLOSS PAINT.

THE MULLER COMPANY
3377 PARKING GARAGE
3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

NO.	DESCRIPTION	DATE
B	DEVELOPMENT PERMITS REVIEW	06/04/2014
D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014

FFBA PROJECT NO. 13041
PARKING GARAGE ELEVATIONS

ACA.1



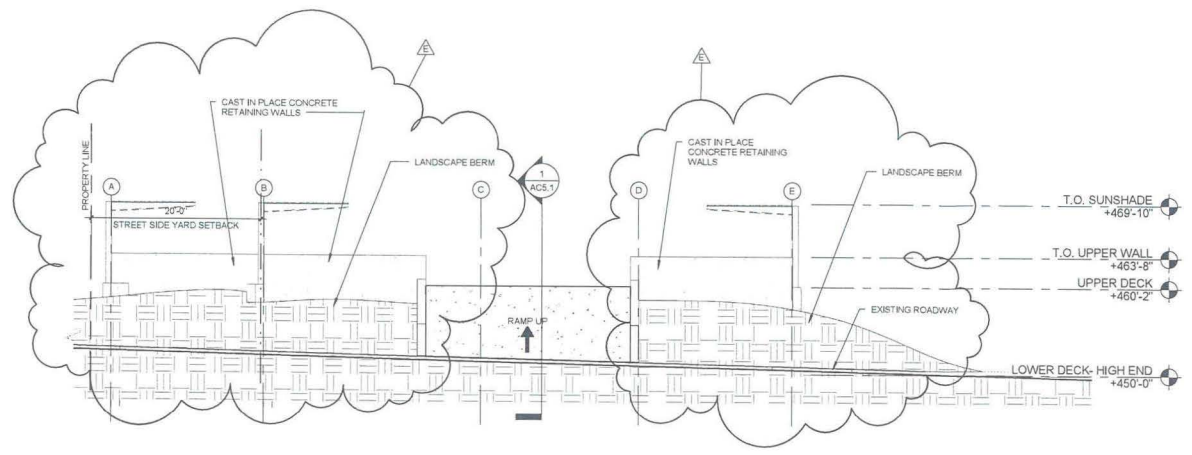
PARKING GARAGE VENTILATION CALCULATIONS

TOTAL LENGTH OF PARKING GARAGE PERIMETER: 797'-4"

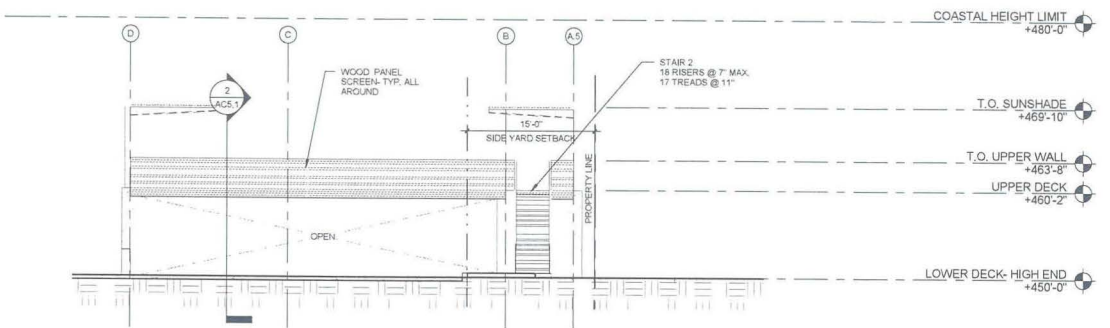
NORTH ELEVATION	
TOTAL WALL AREA:	966 SF
TOTAL OPEN AREA:	0 SF
EAST ELEVATION	
TOTAL WALL AREA:	3,538 SF
TOTAL OPEN AREA:	1,572 SF > 20% OF TOTAL AREA
SOUTH ELEVATION	
TOTAL WALL AREA:	875 SF
TOTAL OPEN AREA:	435 SF > 20% OF TOTAL AREA
WEST ELEVATION	
TOTAL WALL AREA:	4,223 SF
TOTAL OPEN AREA:	1,584 SF > 20% OF TOTAL AREA

MATERIAL FINISHES

- UPPER TIER 4" SCREEN WALLS TO BE WOOD PANELS OF A MID-TONE WOOD STAIN TO MATCH THE ADJACENT EXISTING BUILDING FACADES.
- LOWER TIER WALLS TO BE MEDIUM-DARK COLORED GRAY SMOOTH CAST-IN PLACE CONCRETE.
- PARKING STRUCTURE STRUCTURAL DECK AND COLUMNS TO BE MEDIUM-DARK COLORED GRAY SMOOTH CAST-IN-PLACE CONCRETE.
- METAL STAIRS AND METAL SHADE STRUCTURE TO BE PAINTED DARK BROWN GLOSS PAINT.
- TOP OF METAL SHADE PANELS TO BE PAINTED WHITE GLOSS PAINT.



1 NORTH ELEVATION (COASTAL)
1/8" = 1'-0"



2 SOUTH ELEVATION (COASTAL)
1/8" = 1'-0"

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3377 NORTH TORREY PINES COURT
SAN DIEGO, CA

NO.	DESCRIPTION	DATE
B	DEVELOPMENT PERMITS REVIEW	06/04/2014
D	DEVELOPMENT PERMITS REVIEW 3	10/02/2014
E	DEVELOPMENT PERMITS REVIEW 4	12/08/2014

FFBA PROJECT NO. 13041
PARKING GARAGE ELEVATIONS

AC4.2

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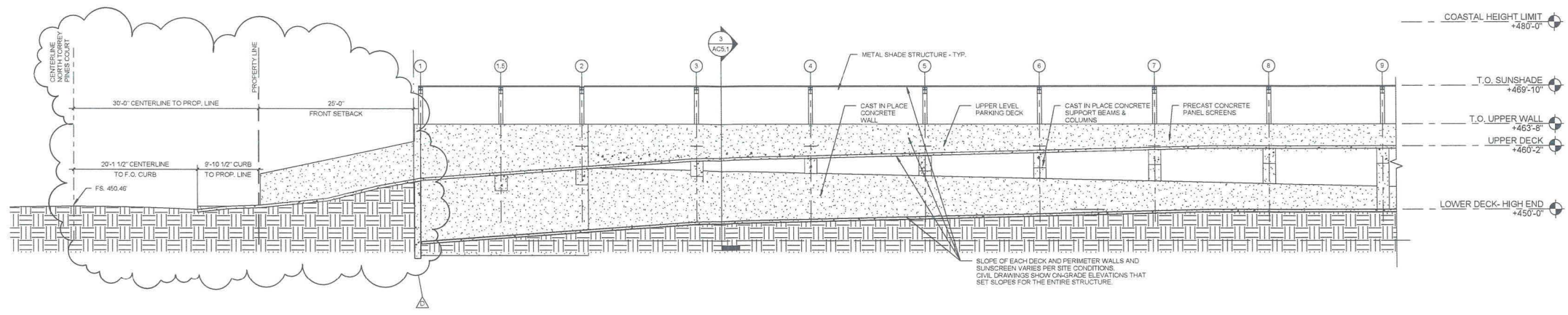
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SAN DIEGO, CA

NO.	DESCRIPTION	DATE
B	DEVELOPMENT PERMITS REVIEW	06042014
C	DEVELOPMENT PERMITS REVIEW 2	07112014
D	DEVELOPMENT PERMITS REVIEW 3	10022014
E	DEVELOPMENT PERMITS REVIEW 4	12082014

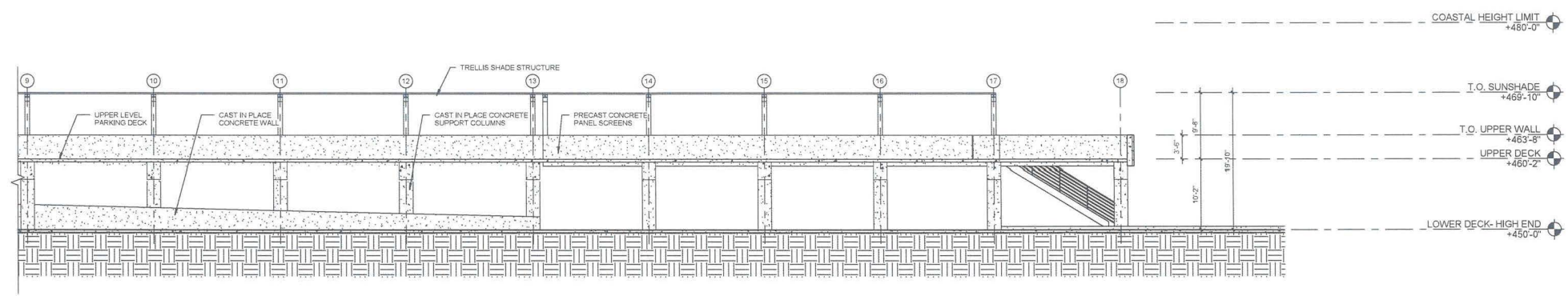
FFBA PROJECT NO. 13041

PARKING GARAGE SECTIONS

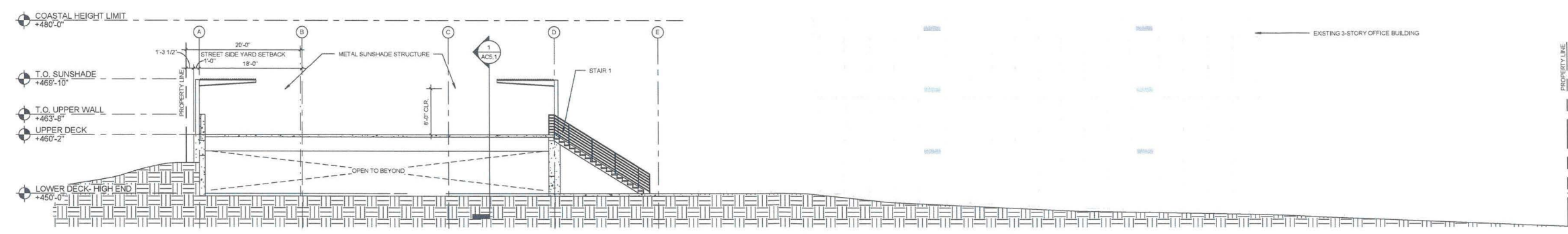
AC5.1



1 PARKING GARAGE NORTH-SOUTH SECTION GRIDLINES 1-9
1/8" = 1'-0"



2 PARKING GARAGE NORTH-SOUTH SECTION GRIDLINES 9-18
1/8" = 1'-0"



3 PARKING GARAGE EAST-WEST SECTION
1/8" = 1'-0"



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**Attachment 11
Project Rendering**

