



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 11, 2010 **REPORT NO. PC-10-097**

ATTENTION: Planning Commission, Agenda of November 18, 2010

SUBJECT: VONS MISSION HILLS - PROJECT NO. 201016. PROCESS 5.

**OWNER/
APPLICANT:** The Vons Companies, Inc. (Attachment 13)

SUMMARY

Issue(s) - Should the Planning Commission recommend City Council approval to demolish an existing grocery store and construct a new Vons supermarket and other buildings located at Washington Street and Dove Street in the Uptown community?

Staff Recommendation -

1. **Certify** Mitigated Negative Declaration No. 201016 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** the Site Development Permit No. 714171, Public Right-of-way and Sewer Easement Vacation No. 714169, Drainage Easement Vacation No. 714170, and Street Reservation Vacation No. 775284.

Community Planning Group Recommendation - The Uptown Community Planners voted, on June 1, 2010, 12:2:0 to recommend approval of the proposed project.

Other Recommendations - The Mission Hills Town Council voted unanimously, on May 13, 2010, to recommend approval of the proposed project. The Hillcrest Town Council heard a presentation by the application yet did not take a vote.

Environmental Review - A Mitigated Negative Declaration No. 201016 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and would be implemented which will reduce impacts to below a level of significance.

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 with this action.

Housing Impact Statement - The Uptown Community Plan designates the proposed 2.18 acre site for Mixed-Use which would allow High Density residential at 43 to 73 dwelling units per acre. Based on the site area and the existing land use designation, approximately 94 to 159 dwelling units could potentially be allowed according to the community plan; however the community plan does not specifically require residential development as a component of an overall mixed-use project. The project consists of the demolition of an existing grocery store and the construction of a new supermarket and two other buildings. The project would not result in the removal or creation of any housing units.

BACKGROUND

The site is designated in the Uptown Community Plan for Mixed-Use. Properties designated for mixed-use are generally recommended to be of higher intensity uses while also providing visual and active focal points (Attachment 1). The proposed project site is composed of several properties located from 335 to 450 W. Washington Street and 450 W. University Avenue in the CN-2A Zone of the Mid-City Communities Planned District in the Uptown Community Plan (Attachment 2). The site is between Washington Street and University Avenue east of Dove Street. The existing land uses adjacent to and surrounding the proposed site include neighborhood serving commercial to the north across Washington Street, neighborhood serving commercial and multi-family residential to the east, single family and multi-family residential to the south of University Avenue and neighborhood serving commercial and multi-family residential across Dove Street to the west (Attachment 3). All properties to the north across Washington Street and east of the project site are zoned CN-2A Zone of the Mid-City Communities Planned District. Properties west of the site are a combination of CN-2A and MR-1000 Zones of the Mid-City Communities Planned District while properties to the south are zoned MR-1000 Zones of the Mid-City Communities Planned District. The site is presently developed with a grocery store and parking lot constructed in 1958. The original building was designed by the locally recognized architectural firm Tucker, Sadler, and Bennett. A Historical Resource Technical Report was prepared by Heritage Architecture & Planning which concluded the property is not a significant historical resource, primarily due to the loss of integrity. The resource is heavily altered and no longer reflects the original design intent and is not a notable early work of the original architectural firm.

On September 10, 1996 the City Council approved for this site a rezone, vacation of a portion of an alley and street reservation, building setback abandonment per Map 3788, demolition and Mid-City Communities Planned District Permit No. 96-0113 with a variance to three municipal code sections. The entitlement was never utilized and the permit lapsed without being vested. Since 1996 several development proposals have been submitted to the City yet each proposal has been withdrawn prior to any public hearing or decision.

DISCUSSION

Project Description

The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way (Attachment 4). The commercial retail space is physically separate from the Vons store. The project would incorporate site improvements in and adjacent to the public right-of-way and a building design conducive to a rich pedestrian experience. Through the use of ample sidewalks with multiple paving materials in the public right-of-way, a variety of building materials, colors and textures, art panels, variation of building walls in the horizontal plane, vision and spandrel glass, and extensive landscaping, an enhanced and diverse pedestrian experience would occur along all three street elevations (Attachment 5).

The demolition of the existing grocery store constructed in 1958 and replaced by a modern facility would result in significant energy savings. Technological advances in lighting, heating, cooling, refrigeration, together with current modern construction efficiencies would result in significant energy savings. Projections of energy use indicate the new approximately 59,760 square foot building would consume less energy when compared to the existing approximately 20,980 square foot building.

The proposed Vons Mission Hills project is consistent with the Uptown Community Plan and regulations of the Mid-City Communities Planned District Zone CN-2A, as allowed through the Site Development Permit procedures. The CN-2A Zone allows for a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy, and office uses, all of which the Vons Mission Hills project would or may contain. Together with the approval of the requested deviations, the Vons Mission Hills project would be consistent with the Purpose and Intent of the Mid-City Communities Planned District, not adversely affect the applicable land use plan and would benefit the community and City of San Diego.

Community Plan Analysis

An overall analysis of the proposed project finds that the project would meet the goals, objectives, and recommendations contained in the Commercial, Urban Design, and Transportation Elements of the Uptown Community Plan, as well as recommendations found in the Urban Design and Mobility Elements of the General Plan. Together these policies serve to enhance commercial areas as vibrant, functional, pedestrian oriented activity centers. As proposed, the project would not adversely affect the Uptown Community Plan.

The Uptown Community Plan (1988) designates the proposed 2.18-acre site for Mixed-Use allowing Commercial and High Density residential at 43 to 73 dwelling units per acre. According to the Commercial Element of the community plan, the mixed-use designation generally indicates that pedestrian-oriented retail services use are required on the ground floor, with either office or residential uses on the upper floors. The General Plan (2008) further defines mixed-use typically as either vertical mixed-use; a single structure with the above floors used for

residential or office use and the ground floor for retail/commercial or as horizontal mixed-use; whereby a single structure provides retail/commercial in the portion fronting a public or private street with attached or detached, residential or office uses located behind or to the side.

The project would not propose the construction of a vertical mixed-use development, but instead would provide for a mixed-use development with a horizontal mixed-use configuration on a single site through the incorporation of a large supermarket with direct pedestrian access at the street level along with additional building structures that have the potential to accommodate opportunities for office or a mixture of office/commercial uses along Washington Street. Although the proposed project does not meet the general characterization of mixed-use encouraged in the plan, the proposed horizontal mixed-use approach to the project would be consistent with the Commercial Node (CN) zoning that is intended to implement the creation of pedestrian oriented commercial and mixed-use districts, and the overall recommendation in the Commercial Element of the community plan that calls for the consolidation and intensification of commercial activities through appropriately located, attractive retail and office facilities that would offer a variety of goods and services. The proposed project will implement this recommendation. Through its proposed treatments to the pedestrian streetscape and its potential to accommodate a range of goods and services, the project as proposed meets the following objectives in the Commercial Element of the Community Plan:

- Provides a wide range of commercial goods and services to the Uptown community.
- Expands the development of pedestrian oriented commercial uses.
- Enhances the vitality of commercial areas.
- Provides adequate off-street parking.
- Improves pedestrian safety, access, and circulation within commercial areas.
- Concentrates neighborhood commercial activity in areas accessible to neighborhood residents.
- Improves the appearance of commercial activity in areas accessible to residents.
- Provides for development of convenient shopping facilities with or adjacent to higher density residential neighborhoods.
- Stimulates the clustering of complementary uses in commercial areas to create a highly functional center.

According to the Urban Design Element of the community plan, the proposed project is located in the Hillcrest neighborhood. In this neighborhood the Urban Design Element suggests dividing the street façade of buildings into segments approximately fifty feet wide. Interrupting the façades may be achieved through changes in height, depth, or a pattern of architectural detailing. Additionally, multiple pedestrian entrances from the street into the buildings should be provided for larger projects. The Urban Design Element of the General Plan also emphasizes these recommendations as well by encouraging direct pedestrian connections from the street to building entrances and breaking up exterior facades of large retail establishments through offsetting planes, rooflines, and overhangs. The proposed project implements these recommendations by varying the building facades along Washington Street and University Avenue through the use of offsetting planes, differing building heights, and further articulating the building's elevations through the use of varying building materials, colors, and textures. The

project has multiple entrances to the supermarket and commercial/office buildings that would provide direct access from Washington Street.

Urban Design Element recommends enriching the pedestrian experience within commercial areas by creating visual interest at the street level. The Uptown Community plan recommends elements such as: varying building facades; recessed storefronts and articulation; awnings and canopies; storefront transparency; and landscape features to enrich the pedestrian experience. The proposed project would implement this recommendation through the incorporation of articulated facades, varying rooflines, landscaping, building materials, colors and textures. The proposed project would also include a focal point of vision glass at the street level entry at the corner of Dove Street and Washington Street that would create visibility and a sense arrival and integration between the interior of the building and the outdoor environment. The project would also include art panel displays on the building elevations facing University Avenue and Dove Street to increase the visual interest and enhance the streetscape for the pedestrian.

An objective stated in Transportation Element of the community plan is the screening of off-street parking facilities. Although the proposed parking structure is located partly underground, parking would be visible along University Avenue until that time the landscaping matures to screen the view. To minimize and screen the view of the enclosed parking, the project utilizes a combination of trees, shrubs, and a metal lattice with vines. Truck loading areas would be screened along University Avenue by a twelve foot high solid wall buffered by landscaping.

An objective of the Commercial Element pertaining to transportation is to achieve adequate off-street parking for new development. The proposed project would meet this objective by providing the required number of parking spaces. Additionally, the Mobility Element of the General Plan recommends the provision of bike facilities in commercial areas to reduce the number of vehicle trips. To meet this recommendation, the proposed project would provide seven bicycle spaces. The project would also create an outdoor seating area and enhance the existing transit stop on Washington Street.

The project proposes several deviations related to minimum ground floor area, pedestrian access, offsetting planes, minimum transparency, the curb to property line along Washington Street and the maximum driveway width which are regulated separately by the Land Development Code. Although the Uptown Community plan is not intended to provide for specific development or design regulations, the proposed project would provide convenient and direct access to the supermarket and office/commercial suites from the street, incorporate articulated building facades to create architectural diversity and interest to the proposed building elevations, and provide a minimum ten foot curb-to-property line distance where the community plan recommends a minimum of ten feet. Together these proposed deviations would not conflict with community plan goals, objectives and recommendations. As proposed the project would not adversely impact policies in the Residential, Commercial, Transportation, and Urban Design Elements of the Uptown Community Plan.

Deviations

The applicant has requested six deviations with the Vons Mission Hills project. Five deviations to the Mid-City Communities Planned District and one to the Land Development Code General Regulations are required to approve the project as proposed. The purpose and intent of the specific development regulations, for which the project is seeking deviations, is to provide a development designed in such a manner so as to provide a rich, diverse and pleasurable pedestrian experience from the adjacent public sidewalk. The applicant has incorporated alternative elements in the design to offset the requested deviations by providing street level and public right-of-way improvements that exceed the minimum requirements of enhancing the pedestrian experience from within the public right-of-way. The overall project design therefore meets the purpose and intent of the regulations while not meeting all the specific requirements of the design standards of the zone. The requested Mid-City Communities Planned District deviations relate to Minimum Ground Floor Area; Pedestrian Access; Offsetting Planes; Minimum Transparency and Minimum curb to property line along Washington Avenue. The Land Development Code General Regulations concern Section 142.0560(j)(1) and Table 142-05L to allow a fifty foot driveway on University Avenue where thirty feet is the maximum. The deviations are as follows:

- a. Land Code Section 1512.0308(b)(7); Minimum Ground Floor Area:

The project site has approximately 1,068 linear feet of street frontage and is required to have a minimum of approximately 21,360 square feet of commercial area on the ground floor. The project proposes approximately 9,375 square feet of commercial area on the ground floor. The design of the proposed project is a compromise between the goals and objectives of the Vons Companies, the relevant regulations and the existing topographic conditions of the site. The existing site topography slopes in three separate and distinct directions; north, west and northwest. Additionally the existing street grades along Washington Street decrease by five feet from west to east along the property frontage to an approximate mid-point along the property, then increase by five feet along the property frontage to the easterly property line. The existing street grades along Dove Street decrease from Washington Street to University Avenue by four feet. The existing street grades along University Avenue increase along the property frontage from Dove Street to the easterly property line by six feet. The design of the proposed project must meet the existing street grades along each of the three public right-of-ways. This is a unique challenge and is compounded by the size of the proposed supermarket, the parking requirements to provide parking on the site that would meet the needs of the supermarket, and the operational needs and business plan to provide a building with a single finished floor elevation consistent throughout the 59,730 square foot building.

To satisfy the parking requirements of the proposed project and to adhere to the floor area minimum proposed by the Vons Companies, parking is provided under the proposed building. Roof top parking was evaluated during the early design phase of project development, yet resulted in unacceptable compromises to the floor plan of the supermarket. The parking structure would be partially enclosed and the depth of the garage finished floor would vary depending upon three street grades and alley surrounding the site. The parking structure would be partially

below and above ground. Three elevators would be included in the project from the enclosed parking garage to the store level of the building.

To lower the supermarket finished floor elevation to achieve compliance with the Minimum Ground Floor Area requirement would require lowering the finished floor of the garage. This in turn would increase the ramp length used to access the garage from Dove Street and would reduce the number of parking spaces within the garage. In addition it would require another level of enclosed parking or portion thereof, and would result in some portions of the supermarket finish floor elevation to be at or below the surrounding sidewalks. For these reasons the Vons Companies presented a design for the supermarket that would place the finished floor elevation of the building at 279.16 feet above mean sea level or between approximately ten to fourteen feet above the adjacent street grade depending upon the precise location along the sidewalk. The finished floor elevations of the five retail suites are proposed to be nearly at the same elevation of the adjacent street grade. This relationship to the sidewalk grade may be accomplished in the proposed five retail suites due to the consistency of the street grade in this short length of Washington Street and the narrow width of each individual commercial space.

b. Land Code Section 1512.0308(b)(7); Pedestrian access:

The Mid-City Communities Planned District requires at least one separate pedestrian entry for every 100 linear feet of street wall frontage, or part thereof, to be provided from the street into or through the commercial use. Separate entries provided to satisfy this requirement may be spaced no closer than 25 feet apart. The supermarket would require a combined total of nine entry locations for pedestrian access to meet this requirement. The five retail suites along Washington Street comply with the requirement. The deviation for the supermarket would allow one pedestrian access along Dove Street and no entry or pedestrian access from University Avenue rather than three entries each from Washington Street, Dove Street and University Avenue. The supermarket would provide a total of three entrances, two along Washington Avenue and one along Dove Street. Providing nine pedestrian access points would be contrary to the operation of the supermarket, would create a security issue for the store operations and would be operationally infeasible due to the unique business of a supermarket. The goal of the Vons Companies is to provide a modern supermarket within the confines of their operational limitations and business plan.

The number of pedestrian entrances provided in the project meets the purpose and intent of the Mid-City Communities Planned District by providing multiple pedestrian entrances along Washington and Dove Streets from the primary retail streets, yet not the precise numerical amount. Due to the unique business and operational needs of a supermarket, a deviation from the Code Section regarding pedestrian access is reasonable and justified.

c. Land Code Section 1512.0312(a)(7); Offsetting Planes:

The Mid-City Communities Planned District requires a minimum of seven offsetting planes along the elevation facing University Avenue and Dove Street and a minimum of thirteen offsetting planes along the elevation facing Washington Street. The project proposes two offsetting planes on University Avenue and one on Dove Street. The plans and elevations

indicate several offsetting planes yet not all offsets meet the minimum three foot dimension, and as such are not counted towards meeting the requirement. The design of the supermarket would include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities Planned District Zone CN-2A. The architecture of the Vons Mission Hills project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District as it relates to offsetting planes and a deviation from the Code Section regarding offsetting planes is reasonable and justified.

d. Land Code Section 1512.0312(b)(1) and (3); Transparency:

The Mid-City Communities Planned District requires a minimum transparency with visibility into the commercial building equal to fifty percent of the street wall area to be located between three and ten feet above the sidewalk. The proposed building is designed with substantial vision glass in the retail portion of the project along Washington Street. Along Dove Street the design includes vision glass to create transparency in the elevation of the building facing Dove Street. Along University Avenue the design includes clear vision glass and spandrel glass to create the transparency and the feeling of transparency in the elevation of the building facing University Avenue. However, the amount of glass, both vision and spandrel, in the Dove Street and University Avenue elevations do not meet the required numerical amount of the Mid-City Communities Planned District and a deviation is required to approve the Vons Mission Hills project. The project proposes no transparency on the University Avenue elevation where 927 square feet of transparency is required, and 453 square feet of transparency on the Dove Street elevation where 854 square feet of transparency is required. There is no transparency required for the elevations facing the alley.

Supermarkets have unique operational characteristics and specific needs for limiting transparency on three of four building walls to facilitate the business plan of a modern supermarket. Transparency along the main entry building wall is highly desirable and the only functionally appropriate location for large amounts of vision glazing, while transparency along all other building walls is counterproductive to the market's business plan. The ability of the Vons Companies to provide as much shelving space as possible for the display of products is a key factor in the requested deviation. Another factor which limits the transparency on three of four walls is the back room operations and logistical necessities vital to a modern supermarket. Deliveries, product sorting, restocking of products, access to coolers and refrigerators, and waste and recycling operations all occur in the back room operations of a modern supermarket. To meet the literal regulation of the transparency requirement by putting vision glazing along all four walls would be detrimental to the aesthetics of the neighborhood, would create incompatibilities between planned and existing development in the neighborhood, and would limit the Vons Company from providing a full range of consumer goods and services which would be inconsistent with the purpose and intent of the Mid-City Communities Planned District regulations.

The essential goal of providing transparency is to enhance public interest by pedestrians and motorists passing by the building and to elevate the potential for providing distinctive nodes of

high intensity, pedestrian-oriented development. The Vons Mission Hills project would include significant transparency along Washington Street with vision glass in the street wall designed to initiate pedestrian interest, and the building entries and general seating areas planned in the design of the building. Furthermore, the design of the supermarket would include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities Planned District Zone CN-2A. These areas can be seen from street level and although these areas are above the ground level they can be seen from street level so both pedestrian and customers may interact visually. The architecture of the Vons Mission Hills project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District and a deviation from the Code Section regarding transparency is reasonable and justified.

- e. Land Code Section 1512.0404(b)(1); Minimum curb to property line along Washington Avenue:

The CN (Commercial Node) Zones are intended to provide for pedestrian oriented commercial and mixed-use districts in selected higher activity areas such as major intersections. The standards are designed to create street frontage conditions conducive to a rich, diverse and pleasurable pedestrian experience. Parking and vehicle access are located so as to minimize the disruption of the pedestrian experience. Residential uses above a street level commercial use is encouraged to intensify development on major transportation corridors where transit and other services are generally available and to foster pedestrian activity.

The Code requires a distance of at least ten feet between the curb and the adjacent property line, unless the property is constrained by topography exceeding 25 percent slope or is within designated open space of the adopted community plan. The site is not constrained by those conditions. For those properties fronting along El Cajon Boulevard or Washington Street, the Code requires a distance of at least fourteen feet between the curb and the adjacent property line. Additional right-of-way shall be obtained when redevelopment occurs in those cases where the curb-to-property line distance does not meet these requirements, but in no case shall the curb-to-property line distance be reduced.

The site currently has a nine foot curb to property line distance along Washington Street. The project is conditioned to dedicate an additional one foot of property fronting along Washington Street, yet will not provide the required fourteen foot distance between the curb and the adjacent property line. To meet the purpose and intent of the Commercial Node (CN-2A) zone which is intended to provide for pedestrian oriented commercial and mixed-use districts, the project would provide a ten foot curb to property line distance, enhanced landscaping; benches, seating, an improved bus stop, an outdoor café, enhanced architecture façade, and up-lighting of street trees within the right-of-way. The deviation the Code Section is to allow a ten foot curb to property line distance where fourteen feet is required.

- f. Land Code Section 142.0560(j)(1) and Table 142-05L; Maximum driveway width:

The purpose of the parking regulations found in the General Development Regulations of the Land Development Code is to provide a unified set of standards for public and private transportation related improvements throughout the City. These standards include the maximum width of driveways for residential and commercial land uses. As stated in Table 142-05L the maximum width of commercial driveways is thirty feet. The Vons Companies is requesting a deviation to allow a driveway to be constructed to no more than fifty feet. The intent of the parking regulation is to provide for a safe and efficient transportation system delivering a high degree of personal mobility, to reduce traffic congestion and improve air quality, and to reasonably accommodate the peak parking needs of development, balanced by the needs of pedestrians, bicyclists, transit users and the preservation of community character. The physical access requirements of modern semi-tractor-trailer trucks used in the delivery of groceries to supermarkets dictate a minimum vehicle turning radii from the public street to the loading docks of the building. When, as in the case of University Avenue, the public street is of a narrow width the need for a driveway wider than the maximum thirty foot wide commercial driveway allowed in the City of San Diego is necessary to preserve a safe and efficient transportation system that delivers a high degree of personal mobility to all users of the public right-of-way, including large delivery trucks. Without a deviation delivery trucks would be required to make multiple point turns in the public right-of-way to gain access to the loading docks of the building. Such multi-point turns would be contrary to the safe and efficient operation of vehicles traveling in the public right-of-way and contradictory with the purpose and intent of the parking regulations. Given the existing width of the adjacent public right-of-way the deviation is the minimum necessary to afford the property owner the efficient operation of deliveries necessary to conduct business at this location.

Navigable Airspace

The project's proposed maximum heights would be approximately 305 feet above mean sea level (AMSL). Ground surface elevations on the site vary from 269 feet to 275 feet AMSL. The FAA Part 77 notification surface (100:1) for San Diego International Airport crosses below the property at 80 feet AMSL. The proposed maximum building heights do meet the FAA notification threshold. The applicant notified the FAA for an evaluation of the proposed project. In eight separate letters, all dated April 8, 2010, the FAA has provided written determinations of no hazard to air navigation for the proposed project.

Environmental Analysis

The environmental analysis for the proposed project evaluated the potential for impacts resulting from project implementation in accordance with the California Environmental Quality Act. The City of San Diego conducted an Initial Study which determined the proposed project could have a significant environmental effect in the following areas: Transportation/Circulation; Historical Resources; Noise; Paleontological Resources and Solid Waste. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of the Mitigated Negative Declaration No. 164585. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required. The project would provide mitigation in the following subject areas: Transportation/Circulation; Paleontological Resources and Solid Waste.


Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed development (Attachments 6, 7, 8 and 9) and draft conditions of approval (Attachment 10). Staff is recommending the Planning Commission recommend the City Council approve the project as proposed.

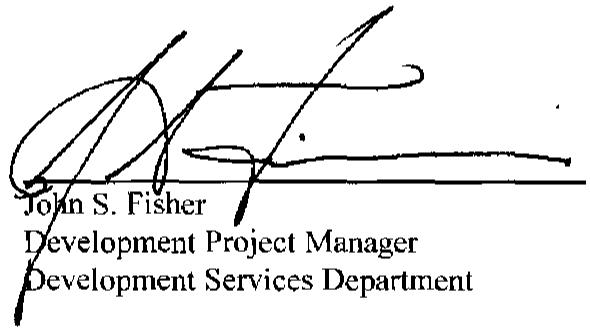
ALTERNATIVES

1. **Approve** Public Right-of-way and Sewer Easement Vacation No. 714169, Drainage Easement Vacation No. 714170, Street Reservation Vacation No. 775284 and Site Development Permit No. 714171, **with modifications.**
2. **Deny** Public Right-of-way and Sewer Easement Vacation No. 714169, Drainage Easement Vacation No. 714170, Street Reservation Vacation No. 775284 and Site Development Permit No. 714171, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



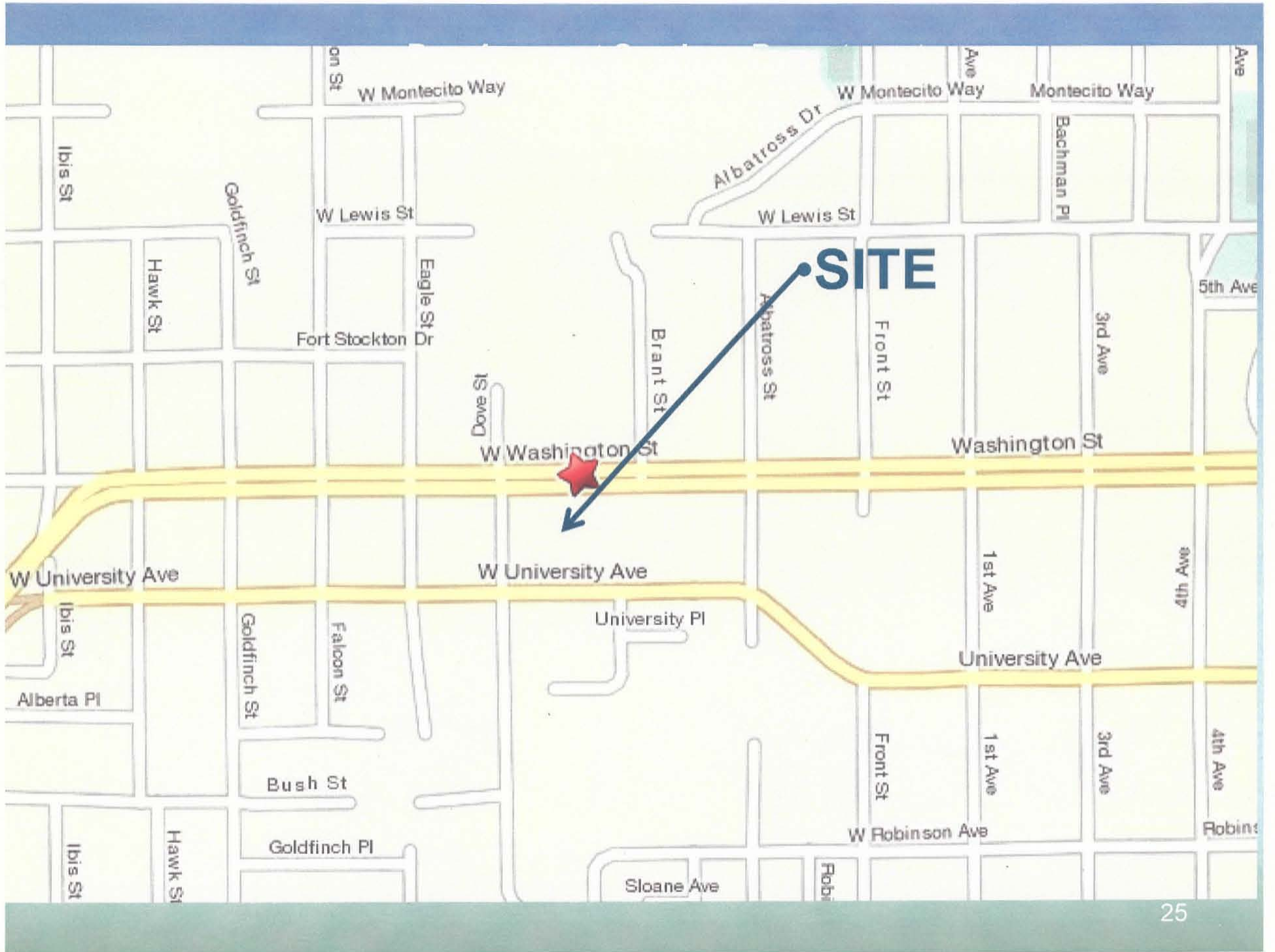
John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON/JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Store Level Site Plan
5. Architectural Elevations
6. Draft Site Development Permit Resolution with Findings
7. Draft Alley and Sewer Easement Vacation Resolution
8. Draft Drainage Easement Vacation Resolution
9. Draft Street Reservation Vacation Resolution
10. Draft Site Development Permit with Conditions
11. Project Plans
12. Uptown Planners recommendation

13. Ownership Disclosure Statement
14. Project Chronology
15. Project Data Sheet
16. Public Correspondence







VONS #2784
MISSION HILLS

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DATE: 09.07.2010
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PERSPECTIVE



VONS #2784
MISSION HILLS

S.E. CORNER OF WASHINGTON STREET AND DOVE STREET
SAN DIEGO, CA

NORTH ELEVATION (WASHINGTON STREET)

DATE: 09.07.2010
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VONS #2784
MISSION HILLS

S.E. CORNER OF WASHINGTON STREET AND DOVE STREET
SAN DIEGO, CA

WEST ELEVATION (DOVE STREET)

DATE: 08.07.2010
MOS JOB #: 09.301.99

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VONS #2784
MISSION HILLS

S.E. CORNER OF WASHINGTON STREET AND DOVE STREET
SAN DIEGO, CA

SOUTH ELEVATION (UNIVERSITY AVENUE)

DATE: 08.07.2010
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(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, The Vons Companies, Inc., a Michigan Corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit [SDP] No. 714171 to demolish an existing grocery store and other site improvements and construct a new grocery store on a 2.19 acre site known as the Vons Mission Hills project, located at 450 W. Washington Street, and legally described as Lots 1 and 2 of Dove Heights, according to Map thereof No. 3788, filed January 22, 1958, Lots 11, 12, 13, 14 and 15, Block 1 of Palm Heights, according to Map thereof No. 1023, filed January 10, 1907, Lots 3, 4, 5 and 7 and that unnumbered lot lying between Lots 5 and 7, commonly known as Lot 6, and Lots 8 and 9 all in Block 5 of Florence Heights Addition, according to Map thereof No. 892, filed March 20, 1903, together with the alley dedicated on Map 3788, filed January 22, 1958 and a portion of the alley dedicated per Map 1023, filed January 10, 1907, in the Uptown Community Plan area, in the CN-2A Zone of Mid-City Communities Planned District; and

WHEREAS, on November 18, 2010, the Planning Commission of the City of San Diego considered Site Development Permit No. 714171, and pursuant to Resolution No. INSERT PLANNING COMM. RESOLUTION NUMBER-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on December 7, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP Permit No. 714171:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way

An overall analysis of the proposed project finds the project would meet goals, objectives, and recommendations contained in the Commercial, Urban Design, and Transportation Elements of the Uptown Community Plan as well as recommendations found in the Urban Design and Mobility Elements of the General Plan. Together these policies serve to enhance commercial areas as vibrant, functional, pedestrian oriented activity centers. As proposed, the project will not adversely affect the Uptown Community Plan.

The Uptown Community Plan (1988) designates the proposed 2.18-acre site for Mixed-Use allowing Commercial and High Density residential at 43 to 73 dwelling units per acre, however the community plan does not specifically require residential development as a component of an overall mixed-use project. According to the Commercial Element of the community plan, the mixed-use designation generally indicates pedestrian-oriented commercial services are required on the ground floor, with either office or residential uses on the upper floors. The General Plan (2008) further defines mixed-use typically as either vertical mixed-use; a single structure with the above floors used for residential or office use and the ground floor for commercial uses or as horizontal mixed-use; whereby a single structure provides commercial in the portion fronting a public or private street with attached or detached residential or office uses located behind or to the side.

The project does not propose a vertical mixed-use development, yet instead will provide a development with a horizontal mixed-use configuration. The horizontal mixed-use will be achieved through the incorporation of a supermarket with direct pedestrian access at the street level and additional buildings with the potential to accommodate opportunities for commercial or office or a mixture of commercial and office uses along Washington Street. Although the proposed project does not meet the general characterization of mixed-use encouraged in the Uptown Community Plan, the proposed horizontal mixed-use approach for the project will be consistent with the Commercial Node (CN) zoning intended to implement the creation of pedestrian oriented commercial and mixed-use districts. The CN-2A Zone allows for a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy, and professional offices, all of which the Vons Mission Hills project will or may contain.

The overall recommendation in the Commercial Element of the Uptown Community Plan supports the consolidation and intensification of commercial activities through appropriately located, attractive commercial and office facilities that would offer a variety of goods and services. The proposed project will implement this recommendation.

Through its proposed treatments to the pedestrian streetscape and its potential to accommodate a range of goods and services, the project as proposed meets the following objectives in the Commercial Element of the Community Plan:

- Provides a wide range of commercial goods and services to the Uptown community.
- Expands the development of pedestrian-oriented commercial uses.
- Enhances the vitality of commercial areas.
- Provides adequate off-street parking.
- Improves pedestrian safety, access, and circulation within commercial areas.
- Concentrates neighborhood commercial activity in areas accessible to neighborhood residents.
- Improves the appearance of commercial activity in areas accessible to residents.
- Provides for development of convenient shopping facilities with or adjacent to higher density residential neighborhoods.
- Stimulates the clustering of complementary uses in commercial areas to create a highly functional center.

According to the Urban Design Element of the Uptown Community Plan, the proposed project is located in the Hillcrest neighborhood. In this neighborhood the Urban Design Element suggests dividing the street façade of buildings into segments approximately fifty feet wide. Interrupting the façades may be achieved through changes in height, depth, or a pattern of architectural detailing. Additionally, multiple pedestrian entrances from the street into the buildings should be provided for larger projects. The Urban Design Element of the General Plan also emphasizes these recommendations by encouraging direct pedestrian connections from the street to building entrances and breaking up exterior facades of large retail establishments through offsetting building planes, rooflines and overhangs. The proposed project will implement these recommendations by varying the building facades along Washington Street and University Avenue through the use of offsetting planes, differing building heights, and further articulating the building's elevations through the use of varying building materials, colors, and textures. The project has multiple entrances to the supermarket and commercial/office buildings that will provide direct access from Washington Street.

The Urban Design Element recommends enriching the pedestrian experience within commercial areas by creating visual interest at the street level. The Uptown Community plan recommends elements such as: varying building facades, recessed storefronts and articulation, awnings and canopies, storefront transparency, and landscape features to enrich the pedestrian experience. The proposed project will implement this recommendation through the incorporation of articulated facades, varying rooflines, landscaping and a variety of building materials, colors and textures. The proposed project will also include a focal point of vision glass at the street level entry at the corner

of Dove Street and Washington Street that will create visibility, a sense of arrival and integration between the interior of the building and the outdoor environment. The project will also include art panel displays on the building elevations facing University Avenue and Dove Street to increase the visual interest and enhance the experience of the streetscape for the pedestrian.

An objective stated in Transportation Element of the Uptown Community Plan is to achieve the screening of off-street parking facilities. Although the proposed parking structure is located partially below and above ground, parking will be visible along University Avenue until the time that the proposed landscaping matures to screen the view. To minimize and screen the view of the parking, the project utilizes a combination of trees, shrubs, and a metal lattice with vines. Truck loading areas will be screened along University Avenue by a twelve foot high solid wall buffered by landscaping.

An objective of the Commercial Element pertaining to transportation is to achieve adequate off-street parking for new development. The proposed project will meet this objective by providing the number of parking spaces required by the Land Development Code. Additionally, the Mobility Element of the General Plan recommends the provision of bicycle facilities in commercial areas to reduce the number of automobile vehicle trips. To meet this recommendation, the proposed project will provide seven bicycle spaces. The project will also create an outdoor seating area and enhance the existing transit stop on Washington Street.

The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites with second floor mezzanines above, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way. Areas designated for mixed-use are generally recommended to be of higher intensity uses while also providing visual and active focal points. The project will incorporate site improvements in and adjacent to the public right-of-way and a building design conducive to a rich, diverse and pleasurable pedestrian experience. Through the use of ample sidewalks with multiple paving materials in the public right-of-way, a variety of building materials, colors and textures, art panels, variation of building walls in the horizontal plane, vision and spandrel glass, and extensive landscaping, an enhanced and diverse pedestrian experience will occur along all three street elevations.

Furthermore, the demolition and replacement of the existing grocery store constructed in 1958 with a modern facility will result in significant energy savings. Technological advances in lighting, heating, cooling, refrigeration, together with current modern construction efficiencies will result in significant energy savings. The new approximately 59,760 square foot building will in fact consume less energy when compared to the existing approximately 20,980 square foot building.

The project proposes several deviations related to the minimum ground floor area, pedestrian access, offsetting planes, minimum transparency, the curb to property line distance along Washington Street and the maximum driveway width which are regulated separately by the Land Development Code. Although the Uptown Community plan is not intended to provide specific development or design regulations, the proposed project will

provide convenient and direct access to the grocery store from the street, incorporate articulated building facades to create architectural diversity and interest to the proposed building elevations, and provide a minimum ten foot curb-to-property line distance where the community plan recommends a minimum of ten feet. Together these proposed deviations would not conflict with the Uptown Community Plan goals, objectives and recommendations.

As proposed the project would not adversely impact policies in the Residential, Commercial, Transportation, and Urban Design Elements of the Uptown Community Plan. As the proposed Vons Mission Hills project is consistent with the Uptown Community Plan and regulations of the Mid-City Communities Planned District Zone CN-2A which allows for a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy and office, all of which the Vons Mission Hills project will or may have, together with the approval of the requested deviations, the Vons Mission Hills project 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 Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The Vons Mission Hills project will replace an inefficient grocery store with a new facility which incorporates and implements many improvements to conserve energy, such as: high efficiency heating, ventilation and air conditioning units, central energy management, and other conservation oriented features.

The Vons Mission Hills project will construct the necessary sewer, water and road improvements as required to serve the project and improve the neighborhood. Public transportation will be improved by an enhanced seating area near by the bus stop on Washington Street to improve pedestrian safety and comfort. The visual appearance of the site will be improved by the addition of landscaping and art panels along Dove Street and University Avenue, the architecture of new buildings which include several colors, textures, glazing, offsetting wall planes, lighting, seating patios and finish materials, the removal of a large surface parking lot with an enclosed parking garage, and limited surface parking which will not be visible from the adjacent Washington Street.

As required, the Federal Aviation Administration conducted an aeronautical study for the Vons Mission Hills project and determined the building's maximum height of 305 feet above mean sea level will not cause aeronautical hazards to air space navigation as regulated by the Federal Aviation Administration. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area.

All of the construction plans associated with the project will be reviewed prior to issuance of a construction permit and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. As such the Vons Mission Hills project 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. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The proposed project uses are allowed in the Mid-City Communities Planned District CN-2A Zone and meets the intent of the zone by providing high intensity, pedestrian-oriented development at a distinctive commercial node as a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy as the prototypical Vons supermarket and a suite of office and or commercial uses or a combination of the two and the project will or may have all of these uses. The project meets the purpose and intent of the CN-2A zone in many ways including minimizing the disruption of pedestrian continuity by limiting vehicular access to the site to three locations, two from Washington Street and one from Dove Street. The zoning regulations applicable to this site intend to result in new developments with a rich, diverse and pleasurable pedestrian experience along the street frontage. The Vons Mission Hills project will result in a rich, diverse and pleasurable pedestrian experience by providing enhanced landscaping, benches, seating, up-lighting of street trees, trees, shrubs and ground covers between the sidewalk and the building, enhanced paving with a variety of materials and patterns, glazing of the building and art panels on the building at the sidewalk level. And while the CN-2A Zone encourages residential uses above commercial uses in a vertical mixed use orientation, commercial retail and commercial office in a horizontal mixed use orientation is also allowed and supports the cumulative goals of the Mid-City Communities Planned District. In order to implement a project that meets the needs of the community, satisfies the goals and objectives of the applicant, to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, and to gain the substantial social and economic benefits associated with this type of new development including yet not limited to resource conservation and other policy goals of the City, six deviations are required to approve the Vons Mission Hills project. The requested deviations are necessary to provide relief from the requirements of the Mid-City Communities Planned District that relate to the Minimum Ground Floor Area, Pedestrian Access, Offsetting Planes, Minimum Transparency, Ten foot minimum curb to property line, and Land Code Section 142.0560(j)(1) and Table 142-05L to allow a fifty foot driveway on University Avenue. The purpose and intent of the specific development regulations, for which the project is seeking deviations, is to provide a development designed in such a manner so as to provide a rich, diverse and pleasurable pedestrian experience. The project has incorporated elements in its design to offset the requested deviations by providing street level and public right-of-way improvements that go beyond the minimum requirements in enhancing the pedestrian experience in the public right-of-way around the site. The overall project design therefore meets the purpose and

intent of the regulations while not meeting all the specific requirements of the design standards of the zone.

a. Land Code Section 1512.0308(b)(7); Minimum Ground Floor Area

The project site has 1,068 linear feet of street frontage and is required to have a minimum of 21,360 square feet of commercial area on the ground floor. The project proposes approximately 9,375 square feet of commercial area on the ground floor. The design of the proposed project is a compromise between the goals and objectives of the Vons Companies and the existing topographic conditions of the site. The existing site topography slopes in three separate and distinct directions, to the north, to the west and to the northwest. Additionally the existing street grades along Washington Street decrease by five feet from west to east along the property frontage to an approximate mid-point along the property then increase by five feet along the property frontage to the easterly property line. The existing street grades along Dove Street decrease from Washington Street to University Avenue by four feet. The existing street grades along University Avenue increase along the property frontage from Dove Street to the easterly property line by six feet. The design of the proposed project must meet the existing street grades along each of the three public right-of-ways. This is a unique challenge and is compounded by the size of the proposed supermarket, the parking requirements to provide parking on the site that will meet the needs of the supermarket and the operational needs and business plan to bring to the public a building with a single finish floor elevation consistent throughout the 59,730 square foot building.

To satisfy the parking requirements of the proposed project and adhere to the floor area of the supermarket proposed by the Vons Companies requires parking to be provided under the proposed commercial area. Roof top parking was evaluated during the design phase of the project development and would result in unacceptable compromises to the floor plan of the supermarket thus the decision made by the Vons Companies is to provide parking underneath the supermarket. The parking structure will be partially subterranean and the depth of the finish floor of the garage will vary depending upon various street grades surrounding the site. Three elevators will be included in the project from the enclosed parking garage to the store level of the building.

To lower the finish floor elevation of the supermarket to comply with the Minimum Ground Floor Area requirement would require lowering the finish floor of the garage. This in turn would increase the ramp length used to access the garage, reduce the number of parking spaces within the garage and require another level of enclosed parking or portion thereof, and would result in some portions of the supermarket finish floor elevation to be at or below the surrounding sidewalks depending on the variations of the street grades along Washington Street, Dove Street and University Avenue. For these reasons the Vons Companies presented a design for the supermarket that will place the finish floor elevation of the building at 279.16 feet above mean sea level or between approximately ten to fourteen feet above the adjacent street grade depending upon the exact location along the sidewalk. The five retail shops finish floor elevation are proposed to be nearly at the same elevation of the adjacent street grade. This relationship to the sidewalk grade may be accomplished in the proposed five retail suites due to the

consistency of the street grade in this short length of Washington Street and the narrow width of each individual commercial space.

Due to the unique business and operational needs of a supermarket and the existing topographic conditions of the site and surrounding public right-of-way a deviation from the Code Section regarding minimum ground floor area is reasonable and justified. The design of the supermarket will include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities Planned District Zone CN-2A.

b. Land Code Section 1512.0308(b)(7); Pedestrian access

The Mid-City Communities Planned District requires at least one separate pedestrian entry for every 100 linear feet of street wall frontage, or part thereof, to be provided from the street into or through the commercial use. Separate entries provided to satisfy this requirement may be spaced no closer than 25 feet apart. The supermarket would require a combined total of nine locations for pedestrian access. The five retail spaces along Washington Street are consistent with the requirement. The deviation for the supermarket will allow one pedestrian access along Dove Street and no entry or pedestrian access from University Avenue rather than three entries required on Washington Street, Dove Street and University Avenue. The supermarket will provide a total of three entrances, two along Washington Avenue and one along Dove Street. Providing nine pedestrian access points would be contrary to the operation of the applicant, would create a security issue for the store operations and would be operationally infeasible due to the unique business and logistical needs of the applicant. The goal of the Vons Companies is to provide a modern supermarket within the confines of their operational limitations and business plan.

The number of pedestrian access locations provided in the project meets the purpose and intent of the Mid-City Communities Planned District by providing multiple pedestrian entrances along Washington and Dove Streets from the primary retail streets, yet not the precise numerical amount. Due to the unique business and operational needs of the applicant a deviation from the Code Section regarding pedestrian access is reasonable and justified.

c. Land Code Section 1512.0312(a)(7); Offsetting Planes

The Mid-City Communities Planned District requires a minimum of seven offsetting planes along the elevation facing University Avenue and Dove Street and a minimum of thirteen offsetting planes along the elevation facing Washington Street. The project proposes two offsetting planes on University Avenue elevation and one offsetting plane on Dove Street. The plans and elevations indicate several offsetting planes yet not all these offsets meet the minimum three foot dimension and as such are not counted towards meeting the requirement. The design of the supermarket will include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities

Planned District Zone CN-2A. The architecture of the Vons Mission Hills project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District as it relates to offsetting planes and a deviation from the Code Section regarding offsetting planes is reasonable and justified.

d. Land Code Section 1512.0312(b)(1) and (3); Transparency

The Mid-City Communities Planned District requires a minimum transparency with visibility into the commercial building equal to fifty percent of the street wall area to be located between three and ten feet above the sidewalk. The proposed building is designed with substantial vision glass in the retail portion of the project along Washington Street. Along Dove Street the design includes vision glass to create transparency in the elevation of the building facing Dove Street. Along University Avenue the design includes clear vision glass and spandrel glass to create transparency and the feeling of transparency in the elevation of the building facing University Avenue. However, the amount of glass, both vision and spandrel, in the Dove Street and University Avenue elevations do not meet the required numerical amount of the Mid-City Communities Planned District and a deviation is required to approve the Vons Mission Hills project. The project proposes 2,293 square feet of transparency on the Washington Street elevation where 1,544 square feet of transparency is required. However, the project proposes no transparency on the University Avenue elevation where 927 square feet of transparency is required and 453 square feet of transparency on the Dove Street elevation where 854 square feet of transparency is required. There is no transparency required for the elevations facing the alley.

The applicant's business has unique operational characteristics and specific needs for limiting transparency on three of four building walls to facilitate the business plan of a modern supermarket. Transparency along the main entry building wall is highly desirable and the only functionally appropriate location for large amounts of vision glazing for a modern supermarket while transparency along all other building walls is counterproductive to the business plan of the applicant. The ability of the Vons Companies to provide as much shelving space as possible for the display of products is a key factor in the requested deviation. Another factor which limits the transparency on three of four walls is the back room operations and logistical necessities vital to a modern supermarket. Deliveries, product sorting, restocking of products, access to coolers and refrigerators, and waste and recycling operations all occur in the back room operations of a modern supermarket. To meet the literal regulation of the transparency requirement by putting vision glazing along all four walls would be detrimental to the aesthetics of the neighborhood, would create incompatibilities between planned and existing development in the neighborhood, and would limit the Vons Company from providing a full range of consumer goods and services which would be inconsistent with the purpose and intent of the Mid-City Communities Planned District regulations as stated in LDC Section 1512.0101.

The core goal for providing transparency is to enhance public interest by pedestrians and motorists passing by the building and to elevate the potential for providing distinctive nodes of high intensity, pedestrian-oriented development. The Vons Mission Hills project will include significant transparency along Washington Street with vision glass in

the street wall designed to initiate pedestrian interest, at the building entries and general seating areas planned in the design of the building. Furthermore, the design of the supermarket will include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities Planned District Zone CN-2A. These areas can be seen from street level and although these areas are above the ground level they can be seen from street level so both pedestrian and customers may interact visually. The architecture of the Vons Mission Hills project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District and a deviation from the Code Section regarding transparency is reasonable and justified.

e. Land Code Section 1512.0404(b)(1); Ten foot minimum curb to property line

The Commercial Node (CN) Zones are intended to provide for pedestrian oriented commercial and mixed-use districts in selected higher activity areas such as major intersections. The standards are designed to create street frontage conditions conducive to a rich, diverse and pleasurable pedestrian experience. Parking and vehicle access are located so as to minimize disruption of pedestrian continuity. Residential use above street level commercial use is encouraged to intensify development on major transportation corridors where transit and other services are generally available and to foster pedestrian activity.

There shall be a distance of at least ten feet between the curb and the adjacent property line, unless the property is constrained by topography exceeding twenty-five percent slope or is within designated open space of the adopted community plan. The site is not constrained by those conditions. For those properties fronting along El Cajon Boulevard or Washington Street, there shall be a distance of at least fourteen feet between the curb and the adjacent property line. Additional right-of-way shall be obtained when redevelopment occurs in those cases where the curb-to-property line distance does not meet these requirements, but in no case shall the curb-to-property line distance be reduced.

The site currently has a nine foot curb to property line distance along Washington Street. The project is conditioned to dedicate an additional one foot of property fronting along Washington Street, yet will not provide the required fourteen feet distance between the curb and the adjacent property line. To meet the purpose and intent of the CN-2A Zone which is intended to provide for pedestrian oriented commercial and mixed-use districts, the project will provide: a ten foot curb to property line distance, enhanced landscaping, benches, seating, an improved bus stop, an outdoor café, and enhanced architecture façade, and up-lighting of street trees within the right-of-way. The deviation to allow a ten foot curb to property line distance where fourteen feet is required and a deviation from the Code Section regarding a ten foot minimum curb to property line is reasonable and justified in consideration of the other improvements to the streetscape the project will provide in the neighborhood.

f. Land Code Section 142.0560(j)(1) and Table 142-05L; Maximum driveway width

The purpose of the parking regulations found in the General Development Regulations of the Land Development Code is to provide a unified set of standards for public and private transportation related improvements throughout the City. These standards include the maximum width of driveways to residential and commercial land uses. As stated in Table 142-05L the maximum width of commercial driveways is thirty feet. The Vons Companies is requesting a deviation to allow a driveway to be constructed to no more than fifty feet. The intent of the parking regulation is to provide for a safe and efficient transportation system delivering a high degree of personal mobility, to reduce traffic congestion and improve air quality, and to reasonably accommodate the peak parking needs of development, balanced by the needs of pedestrians, bicyclists, and transit users and by the preservation of community character. The physical access requirements of modern semi-tractor-trailer trucks used in the delivery of groceries to supermarkets dictate a minimum vehicle turning radii from the public street to the loading docks of the building. When, as in the case of University Avenue, the public street is of a narrow width the need for a driveway wider than the maximum thirty foot wide commercial driveway allowed in the City of San Diego is necessary to preserving safe and efficient transportation system delivering a high degree of personal mobility to all users of the public right-of-way, including large delivery trucks. Without a deviation delivery trucks would be required to make multiple-point turns in the public right-of-way to gain access to the loading docks of the building. Such multiple-point turns would be contrary to the safe and efficient operation of vehicles traveling in the public right-of-way and contradictory with the purpose and intent of the parking regulations. The deviation requested is the minimum necessary to afford the property owner the efficient operation of deliveries necessary to conduct business and a deviation from the Code Section 142.0560(j)(1) and Table 142-05L regarding the maximum driveway width is reasonable and justified.

In order to implement a project that meets the needs of the community, satisfies the goals and objectives of the applicant, to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, and to gain the substantial social and economic benefits associated with this type of new development including yet not limited to resource conservation, the six deviations requested are deemed to be the minimum necessary, are reasonable and justified in light of the facts presented herein, and as described on the plans and discussed in technical reports, the deviations identified above are approved with the knowledge the Vons Mission Hills project would meet or exceed all other relevant and applicable regulations for this project.

Mid-City Communities Development Permit Section 1512.0204(a)

1. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates

and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The Uptown Community Plan designation for the site is for Mixed-Use which allows supermarket uses as described in the Planned District Ordinance. The proposed design maintains consistency with the purpose and intent of the Mid-City Communities and other applicable design manuals with the approval of the requested deviations.

The project will provide a modern supermarket and five retail suites with mezzanines on the second floor above to contribute towards the mixture of commercial uses in the community. The design of the supermarket will include nine colors and eleven materials including artistic panels, vision glass, outdoor patio seating at store floor level, covered seating near the existing MTS bus stop, and a variety of building wall planes in the horizontal to meet the purpose and intent of the Mid-City Communities Planned District Zone CN-2A. The architecture of the Vons Mission Hills project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District CN-2A Zone and will not adversely affect the Uptown Community Plan or the General Plan of the City of San Diego.

The proposed supermarket is an allowed use in the Mid-City Communities Planned District CN-2A Zone and meets the intent of the zone by providing high intensity, pedestrian-oriented development at a distinctive commercial node as a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy as the prototypical Vons supermarket will or may have all of these uses. The project meets the purpose and intent of the CN-2A zone in many ways including minimizing the disruption of pedestrian continuity by limiting vehicular access to the site to three locations, two from Washington Street and one from Dove Street. The intent of the zone design standards to create street frontage conditions conducive to a rich, diverse and pleasurable pedestrian experience is further implemented by providing enhanced landscaping, benches, seating, up-lighting of street trees, trees, shrubs and ground covers between the sidewalk and the building, enhanced paving with a variety of materials and patterns, glazing of the building and art panels on the building at the sidewalk level. And while the CN-2A Zone encourages residential uses above commercial uses in a vertical mixed use orientation, commercial retail and commercial office in a horizontal mixed use orientation is also allowed and supports the cumulative goals of the Mid-City Communities Planned District. In order to implement a project that meets the needs of the community, satisfies the goals and objectives of the applicant, to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, and to gain the substantial social and economic benefits associated with this type of new development including yet not limited

to resource conservation and other policy goals of the City, six deviations are supported to approve the Vons Mission Hills project.

For additional supporting information, refer to Site Development Permit Finding No. 1 and No. 3 above.

2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The Uptown Community Plan designation for the site is for Mixed-Use which allows supermarket uses as described in the Mid-City Communities Planned District. Existing land uses on adjoining properties include commercial uses north of Washington Street, commercial and residential uses west of Dove Street and residential uses east of the project site and south of University Avenue. The project site is located within an existing high activity commercial node of the Mission Hills neighborhood. The Uptown Community Plan designates these same land uses for the adjoining properties in the future. A deviation from the Mid-City Communities Planned District Section 1512.0312(b)(1) and (3); Transparency will result in no interior light to be emitted from the building to adjoining residential uses east and south of the proposed project. Limiting transparency along the Dove Street elevation will reduce to a negligible level the amount of light emitted from the building towards adjoining residential properties on Dove Street. In addition, conditions of approval, which limit the hours of deliveries to the supermarket and retail shops and which limit the use of loud paging devices within the supermarket, will prevent nighttime disturbances to adjoining residential properties and preserve the peace of the neighborhood.

The architecture of the project is diverse and articulated and meets the purpose and intent of the Mid-City Communities Planned District by incorporating elements that are designed to create street frontage conditions conducive to a rich, diverse and pleasurable walking experience. The architectural vernacular of the neighborhood is eclectic and the design of the supermarket and retail shops, being of a modern urban character, will be in architectural harmony with the existing neighborhood and community. Therefore because of these facts the proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable and will be complemented by elements of contrast.

3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not

adversely affect other property in the vicinity. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety, and general welfare of persons residing or working in the area, therefore; the proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

All of the construction plans associated with the project will be reviewed prior to issuance of a construction permit and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, and fire codes. As such the Vons Mission Hills project will not be detrimental to the public health, safety, and welfare. For additional information, refer to Mid-City Communities Development Permit Finding No. 2 and Site Development Permit Finding No. 3 above.

4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

The Vons Mission Hills project does not include any residential dwelling units. The project therefore has no park or usable open space requirements. The site and adjacent public right-of-way will be landscaped to the greatest degree possible and comply with the landscape regulations of the Land Development Code which are applicable to this site.

5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage,

landscaping and other site improvements and minor improvements in the public right-of-way.

Street lights exist within the public right-of-way along all three streets adjacent to the project site. Additionally, the Vons Mission Hills project will include lighting on the exterior of the building. These lighting fixtures will be decorative in purpose and will provide functional light to the immediate area yet will be designed, manufactured and installed to avoid the creation of glare or shine light onto neighboring properties.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code. The Vons Mission Hills project consists of an approximately 59,760 square foot supermarket, 8,375 square feet of office and or commercial uses or a combination of the two in five suites, an enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way.

In order to implement a project that meets the needs of the community, implement a more desirable project and to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, the deviations requested are appropriate for this specific project and location. The requested deviations are necessary for the Minimum Ground Floor Area, Pedestrian Access, Offsetting Planes, Minimum Transparency, Minimum curb to property line along Washington Avenue and to allow a fifty foot driveway on University Avenue where thirty feet is the maximum driveway width.

The proposed supermarket is an allowed use in the Mid-City Communities Planned District CN-2A Zone and meets the intent of the zone by providing high intensity, pedestrian-oriented development at a distinctive commercial node as a food store, bank, florist, bakery, dairy store, dry goods store, liquor store, pharmacy as the prototypical Vons supermarket may or will have all of these uses. In order to implement a project that satisfies the goals and objectives of the applicant and to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, six deviations are supported to approve the Vons Mission Hills project. The purpose and intent of all of the regulations that the project is seeking deviations from is to provide development designed in a way to provide a rich, diverse and pleasurable walking experience. The project has incorporated elements in its design to offset the requested deviations by providing street level and public right-of-way improvements that exceed the minimum requirements to enhance the pedestrian experience in the public right-of-way around the site. The overall project design therefore meets the purpose and intent of the regulations while not meeting all of the technical requirements of the design standards of the zone. In that the deviations requested are deemed to be the minimum necessary, are reasonable and justified in light of the facts presented herein, on the plans and contained in technical reports, the deviations identified above are approved with the knowledge the Vons Mission Hills project will meet or exceed all other relevant and applicable regulations for this project.

The project meets the purpose and intent of the CN-2A zone in many ways including minimizing the disruption of pedestrian continuity by limiting vehicular access to the site to three locations, two from Washington Street and one from Dove Street. The intent of the zone design standards to create street frontage conditions conducive to a rich, diverse and pleasurable pedestrian experience is further implemented by providing landscaping,

benches, seating, up-lighting of street trees, trees, shrubs and ground covers between the sidewalk and the building, enhanced paving with a variety of materials and patterns, glazing of the building and art panels on the building at the sidewalk level. And while the CN-2A Zone encourages residential uses above commercial uses in a vertical mixed use orientation, commercial retail and commercial office in a horizontal mixed use orientation is also allowed and supports the cumulative goals of the Mid-City Communities Planned District. In order to implement a project that meets the needs of the community, satisfies the goals and objectives of the applicant, to foster the goals and objectives of the City's General Plan and the Uptown Community Plan, and to gain the substantial social and economic benefits associated with this type of new development including yet not limited to resource conservation and other policy goals of the City, six deviations are supported to approve the Vons Mission Hills project.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit No. 714171 is granted to Vons Companies, Inc., a Michigan Corporation, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Keith Bauerle
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
Or.Dept:Clerk
R-INSERT
Form=permitr.frm(61203wct)
Reviewed by John S. Fisher

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

VACATION OF AN UNNAMED ALLEY AND SEWER
EASEMENT BETWEEN WASHINGTON STREET AND
UNIVERSITY AVENUE, EAST OF DOVE STREET.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way and easements by City Council resolution; and

WHEREAS, it is proposed that an un-named alley and sewer easement parallel to and between Washington Street and University Avenue, east of Dove Street described as being Street Vacation No. 714169 be vacated; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council adopted a Resolution of Intention which declares that it intends to vacate an un-named alley, sewer easement, drainage easement and street reservation; and

WHEREAS, the matter was set for public hearing on December 7, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to an un-named alley between Washington Street and University Avenue, east of Dove Street described as being Street Vacation No. 714169, the Council finds that:

(a) There is no present or prospective use for the public right-of-way, either for the purpose for which originally acquired, or for any other public use of a like nature that can be anticipated.

In that whoever may currently use the present un-named alley will have an alternative routes within local circulation system, the existing un-named alley will have no prospective use. The circulation needs of the community will be served by the neighborhood roads and alley network in the community. Persons who may use the current un-named alley will be served by alternative routes along dedicated public rights-of-way in the community. There is no other public use of a similar nature designated in the adopted Uptown Community Plan or General Plan that can reasonably be anticipated.

(b) The public will benefit from the vacation through improved use of the land made available by the vacation.

Presently the properties which have the un-named alley and sewer easement over them are limited by the existence of the un-named alley and sewer easement in that the properties may not redevelop or place new buildings over the area of land occupied by the existing un-named alley or sewer easement. The adopted Uptown Community Plan designates these sites for a recommended density greater than the existing development. Without the vacation of the existing un-named alley and sewer easement new buildings may not be placed over the area of the easement and thus without the vacation of the un-named alley the recommended density of the adopted Uptown Community Plan will not be realized. Without the redevelopment of the property at 450 W Washington Street an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way would not be created and positively influence the economic development opportunities and life sustaining services within the City. The public will benefit by the vacation of the un-named alley and sewer easement through the addition of new an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way, the increase in property tax revenue, the improved utilization of urban land and the development of commercial services designed and constructed to current state and local code requirements.

(c) The vacation does not adversely affect any applicable land use plan.

The adopted Uptown Community Plan identifies this property for Mixed-Use development. The vacation of the un-named alley and sewer easement will facilitate the redevelopment of the site at an intensity and density recommended by the adopted Uptown Community Plan and without the vacation of the un-named alley and sewer easement the recommended intensity and density for the site at 450 W Washington Street as identified by the Uptown Community Plan would not be realized. For these reasons the proposed vacation of the un-named alley and sewer easement is consistent with the policies and goals of the adopted Uptown Community Plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

In that whoever may currently use the present alley will have an alternative routes within neighborhood circulation system, the existing un-named alley and sewer easement will have no prospective use. The circulation and utility needs of the community will be served by the neighborhood roads and alley network in the community. Persons who may use the current un-named alley will be served by alternative routes along dedicated public rights-of-way in the community. There is no other public use of a similar nature designated in the adopted Uptown Community Plan or General Plan that can reasonably be anticipated. The public circulation purposes in the community will not be detrimentally affected by the vacation of the un-named alley and sewer easement for which the un-named alley and sewer easement was originally acquired in that there are and will be alternative routes of travel to allow persons the right to pass within and through the community and new sewer mains will be located within the immediate neighborhood to assure needs of the community.

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to a sewer easement between Washington Street and University Avenue, east of Dove Street described as being Street Vacation No. 714169, the Council finds that:

(a) There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

In that the sewer will be relocated within the public alley parallel with Dove Street and perpendicular with University Avenue, the existing easement and abandoned existing sewer will have no prospective use. The new eight inch sewer will serve the wastewater needs which

necessitated the original pipe and easement. There is no other use of a like nature for this specific easement which can be reasonably anticipated.

(b) The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

Presently the properties which have the sewer easement over them are limited by the existence of the easement in that the properties may not redevelop or place new buildings over the area of the existing easement. The adopted Uptown Community Plan designates these sites for a recommended intensity and density greater than the existing development. Without the vacation of the existing sewer easement new buildings may not be placed over the area of the easement and thus without the vacation of the easement the recommended intensity and density of the adopted Uptown Community Plan will not be realized. Without the redevelopment of the property at 450 W Washington Street an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way would not be created and positively influence the economic development opportunities and life sustaining services within the City. The public will benefit by the vacation of the easement through the addition of new an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way, the increase in property tax revenue, the improved utilization of urban land and the development of commercial services designed and constructed to current state and local code requirements.

(c) The abandonment is consistent with any applicable land use plan.

The adopted Uptown Community Plan identifies this property for Mixed-Use development. The abandonment of the sewer easement will facilitate the redevelopment of the site at an intensity and density recommended by the adopted Uptown Community Plan and without the abandonment of the sewer easement the recommended intensity and density for the site at 450 W Washington Street as identified by the Uptown Community Plan would not be realized. For these reasons the proposed sewer easement abandonment is consistent with the policies and goals of the adopted Uptown Community Plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

The sewer easement was acquired for the purposes of moving wastewater to treatment facilities and to maintain the public health of the neighborhood. With the relocation of a new

eight inch sewer within the public alley parallel with Dove Street and perpendicular with University Avenue, the existing easement and abandoned existing sewer will have no prospective use. The new eight inch sewer will serve the needs which necessitated the original pipe and easement. There is no other use of a like nature for this specific easement which can be reasonably anticipated and the purpose for which the easement was originally acquired will no longer exist. With the relocation of a new eight inch sewer within the public alley parallel with Dove Street and perpendicular with University Avenue, the needs of the neighborhood will continue to be served and the purpose for which the sewer easement was acquired will cease its material necessity to meet the wastewater needs of the neighborhood.

BE IT FURTHER RESOLVED, that an un-named alley and sewer easement between Washington Street and University Avenue, east of Dove Street described as being Street Vacation No. 714169, in connection with Site Development Permit No. 714171, as more particularly described in the legal description marked as Exhibits "A" and "A1," and shown on Drawing No. 21119-B, marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said street vacation and sewer easement is conditioned upon the acceptance by the City Engineer and Director of Public Utilities of the realigned sewer. In the event this condition is not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Keith Bauerle

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

JO: 24000581

Drawing No.: [INSERT Drawing Number]

R-Error! Reference source not found.

Reviewed by John S. Fisher

Job No. 156.50

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
UN-NAMED ALLEY VACATION

ALL OF THAT CERTAIN ALLEY AS DEDICATED FOR PUBLIC USE ON DOVE HEIGHTS MAP NO. 3788, RECORDED JANUARY 22, 1958, AND A PORTION OF THAT CERTAIN ALLEY WEST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10 AS DEDICATED ON PALM HEIGHTS MAP NO. 1023, RECORDED JANUARY 10, 1907, BOTH ON FILE IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN DIEGO, COUNTY OF AN DIEGO, STATE OF CALIFORNIA.

ATTACHED HERETO IS DRAWING NO. 21119-B LABELED EXHIBIT 'B' BY THIS REFERENCE MADE A PART HEREOF.

CONTAINS 4482 SQUARE FEET MORE OR LESS.

 9/20/10
C. JOHN EARDENSOHN
LS 5278 EXPIRES 12-31-11



FILE: PTS 201016
DRAWING 21119-B


J.N. 156.50

**EXHIBIT "A1"
LEGAL DESCRIPTION
FOR
SEWER EASEMENT VACATION**

BEING ALL OF THAT CERTAIN SEWER EASEMENT, 8' FEET IN WIDTH, LYING WITHIN LOT 1, OF DOVE HEIGHTS, AS GRANTED TO THE CITY OF SAN DIEGO ACCORDING TO MAP THEREOF NO. 3788, RECORDED JANUARY 22, 1958, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ATTACHED HERETO IS DRAWING NO. 21119-B LABELED EXHIBIT 'B' BY THIS REFERENCE MADE A PART HEREOF.

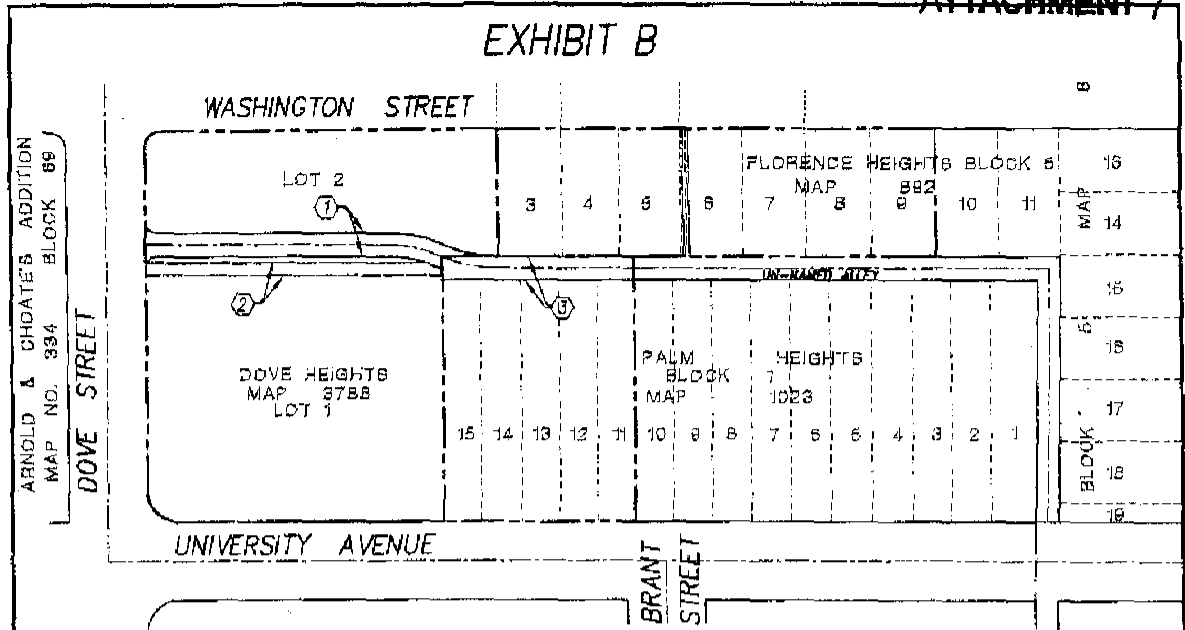
CONTAINS AN AREA OF 1516 SQUARE FEET, MORE OR LESS.

 9/20/10
C. JOHN EARDENSOHN
LS 5278 EXPIRES 12-31-11



FILE: PTS 201016
DRAWING 21119-B

EXHIBIT B



ASSESSOR'S PARCEL NUMBER:
444-623-01 AND 02, 444-631-01 AND 02

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS DRAWING IS A PORTION OF THE SUBDIVISION BOUNDARY LINE, (ALSO BEING COINCIDENTAL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE 15.00 FOOT WIDE ALLEYWAY) AS SHOWN ON THE MAP OF DOVE HEIGHTS, ACCORDING TO MAP NO. 3788, I.E. S.89°59'25"W.

REFERENCES:
MAP NOS. 1023 AND 3788

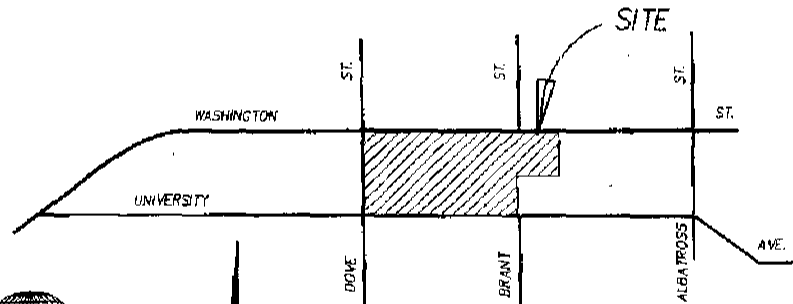
LEGEND:

--- BOUNDARY LINE

EASEMENT DATA

- ① ALLEY DEDICATION PER MAP NO. 3788 VACATED
- ② SEWER EASEMENT PER MAP NO. 3788 VACATED
- ③ ALLEY DEDICATION PER MAP NO. 1023 VACATED

SCALE: 1"=80'



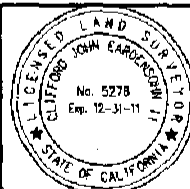
Latitude 33

Planning and Engineering

4933 Paramount Dr. 2nd Flr.
San Diego, Ca. 92129
Tel 858-751-0833 Fax 858-751-0834

VICINITY MAP
NO SCALE

John Eardensohn 9/20/10
C. JOHN EARDENSOHN L.S. 5278 DATE
REGISTRATION EXPIRES 12-31-2011

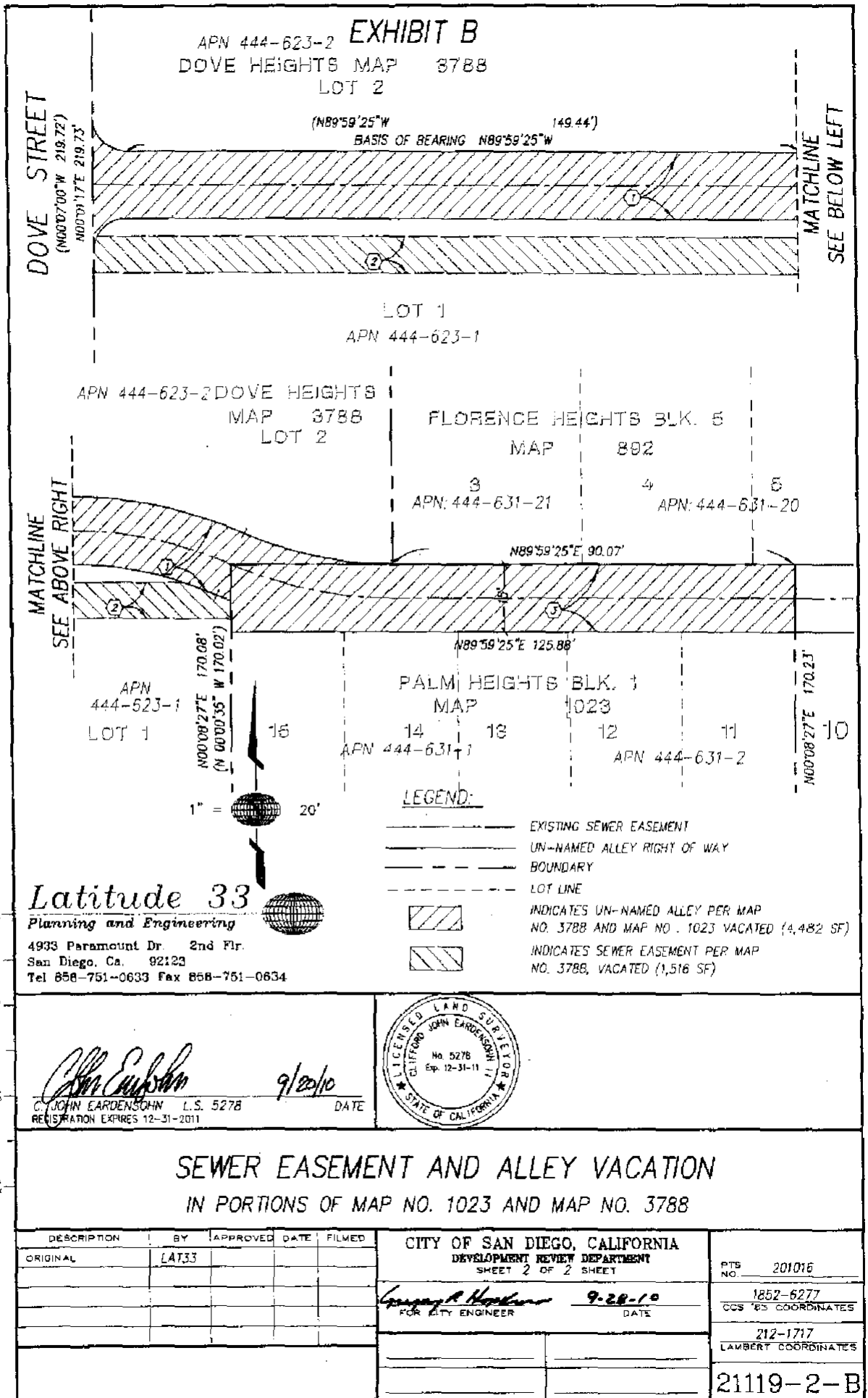


SEWER EASEMENT AND ALLEY VACATION
IN PORTIONS OF MAP NO. 1023 AND MAP NO. 3788

DESCRIPTION	BY	APPROVED DATE	FILMED
ORIGINAL	LAT33		

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT REVIEW DEPARTMENT
SHEET 1 OF 2 SHEET
Gregory P. Heston 9-28-10
FOR CITY ENGINEER DATE

PTS NO. 201016
1852-6277
CCS '83 COORDINATES
212-1717
LAMBERT COORDINATES
21119-1-B



RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

VACATION OF DRAINAGE EASEMENT BETWEEN
WASHINGTON STREET AND UNIVERSITY AVENUE, EAST
OF DOVE STREET.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that Drainage Easement No. 714170 be vacated; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council adopted a Resolution of Intention which declares that it intends to vacate an un-named alley, sewer easement, drainage easement and street reservation; and

WHEREAS, the matter was set for public hearing on December 7, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to drainage easement between Washington Street and University Avenue and east of Dove Street, the Council finds that:

(a) There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

In that the current drainage easement will be replaced by a private drainage facility, the present easement and improvement will no longer be necessary. The existing drainage easement will have no prospective use. The drainage needs of the community will be served by other improvements both public and private in the community. There is no other public use of a similar nature designated in the adopted Uptown Community Plan or General Plan that can reasonably be anticipated.

(b) The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

Presently that portion of property which has the drainage easement over it is limited by the existence of the drainage easement in that the properties must comply with the zoning regulations and the limitations to site development contained therein, thus the drainage easement is effectively a site constrain which limits the amount of the property that may be devoted to commercial development. The adopted Uptown Community Plan designates these sites for a recommended density greater than the existing development. Without the vacation of the drainage easement new buildings would be set back further from the public right-of-way and new buildings would have a less significant presence in the neighborhood and affect on the pedestrian experience. Without the redevelopment of the property at 450 W Washington Street improvements in the neighborhood would not be created and or positively influence the economic development opportunities and life sustaining services within the City. The public will benefit by the vacation of the drainage easement through the addition of new an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way, the increase in property tax revenue, the improved utilization of urban land and the development of commercial services designed and constructed to current state and local code requirements.

(c) The abandonment is consistent with any applicable land use plan.

The adopted Uptown Community Plan identifies this property for Mixed-Use development. The vacation of the drainage easement will facilitate the redevelopment of the site at an intensity and density recommended by the adopted Uptown Community Plan and without the vacation of the drainage easement the recommended intensity and density for the site at 450 W Washington Street as identified by the Uptown Community Plan would not be as great. For

these reasons the proposed vacation of the drainage easement is consistent with the policies and goals of the adopted Uptown Community Plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

The drainage easement was acquired for the purposes of storm water conveyance and maintaining the public health of the neighborhood. With the replacement of a public storm drain pipe with a private storm drain, the existing easement and abandoned existing storm drain will have no prospective use. There is no other use of a like nature for this specific easement which can be reasonably anticipated and the purpose for which the easement was originally acquired will no longer exist. With the relocation of a new eighteen inch storm drain pipe within the private property, the storm water needs of the neighborhood will continue to be served and the purpose for which the easement was acquired will cease its material necessity to meet the storm water needs of the neighborhood.

BE IT FURTHER RESOLVED, that the drainage easement located between Washington Street and University Avenue and east of Dove Street in connection with Site Development Permit No. 714171, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 21120-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN GOLDSMITH, City Attorney

By

Keith Bauerle
Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept:[Dept]

JO: 24000581

Drawing No. 21120-B

R-Error! Reference source not found.

Reviewed by John S. Fisher

J.N. 156.50

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
DRAINAGE EASEMENT VACATION

BEING ALL OF THAT CERTAIN EASEMENT FOR THE PURPOSE OF A RIGHT OF WAY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PUBLIC DRAIN PIPE, 4-FEET IN WIDTH, AS GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 24, 1946, IN BOOK 2023, PAGE 374 OF OFFICIAL RECORDS, BEING THAT PORTION OF THE UNNUMBERED LOT LYING BETWEEN LOTS 5 AND 7, IN BLOCK 5 OF FLORENCE HEIGHTS, ACCORDING TO MAP THEREOF NO. 892, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ATTACHED HERETO IS DRAWING NO. 21120-B LABELED EXHIBIT 'B' BY THIS REFERENCE MADE A PART HEREOF.

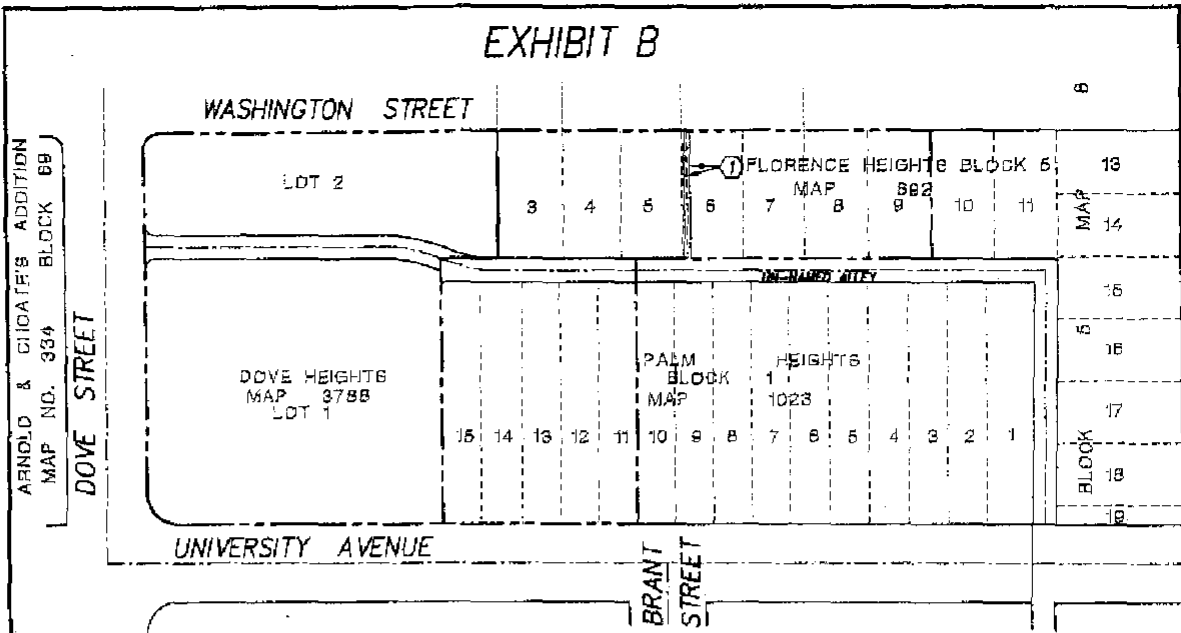
CONTAINS AN AREA OF 325 SQUARE FEET, MORE OR LESS.

 9/22/10
C. JOHN EARDENSOHN
LS 5278 EXPIRES 12-31-11



FILE: PTS 201016
DRAWING 21120-B

EXHIBIT B



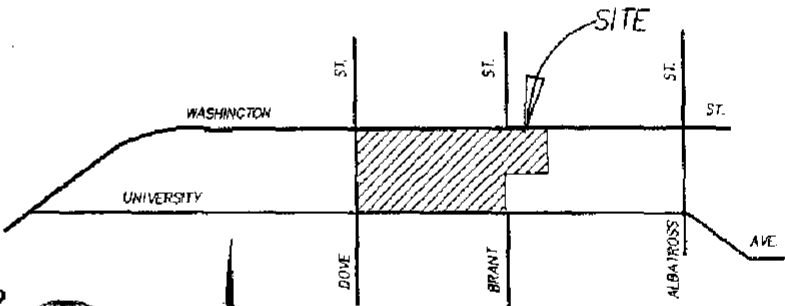
ASSESSOR'S PARCEL NUMBER:
444-631-19 AND 444-631-20

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS DRAWING IS A PORTION OF THE SUBDIVISION BOUNDARY LINE, (ALSO BEING COINCIDENTAL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE 15.00 FOOT WIDE ALLEYWAY) AS SHOWN ON THE MAP OF DOVE HEIGHTS, ACCORDING TO MAP NO. 3788, I.E. S.89°59'25"W.

LEGEND:
--- BOUNDARY

EASEMENT DATA
① AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC DRAIN PIPE AND INCIDENTAL PURPOSES APPURTENANT THERETO PER DOCUMENT RECORDED 1-24-46 IN BOOK 2023, PAGE 374, O.R.

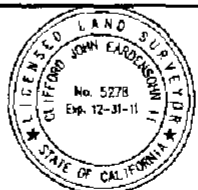
REFERENCES:
MAP NO. 892



Latitude 33
Planning and Engineering
4933 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-781-0633 Fax 858-751-0634

VICINITY MAP
NO SCALE

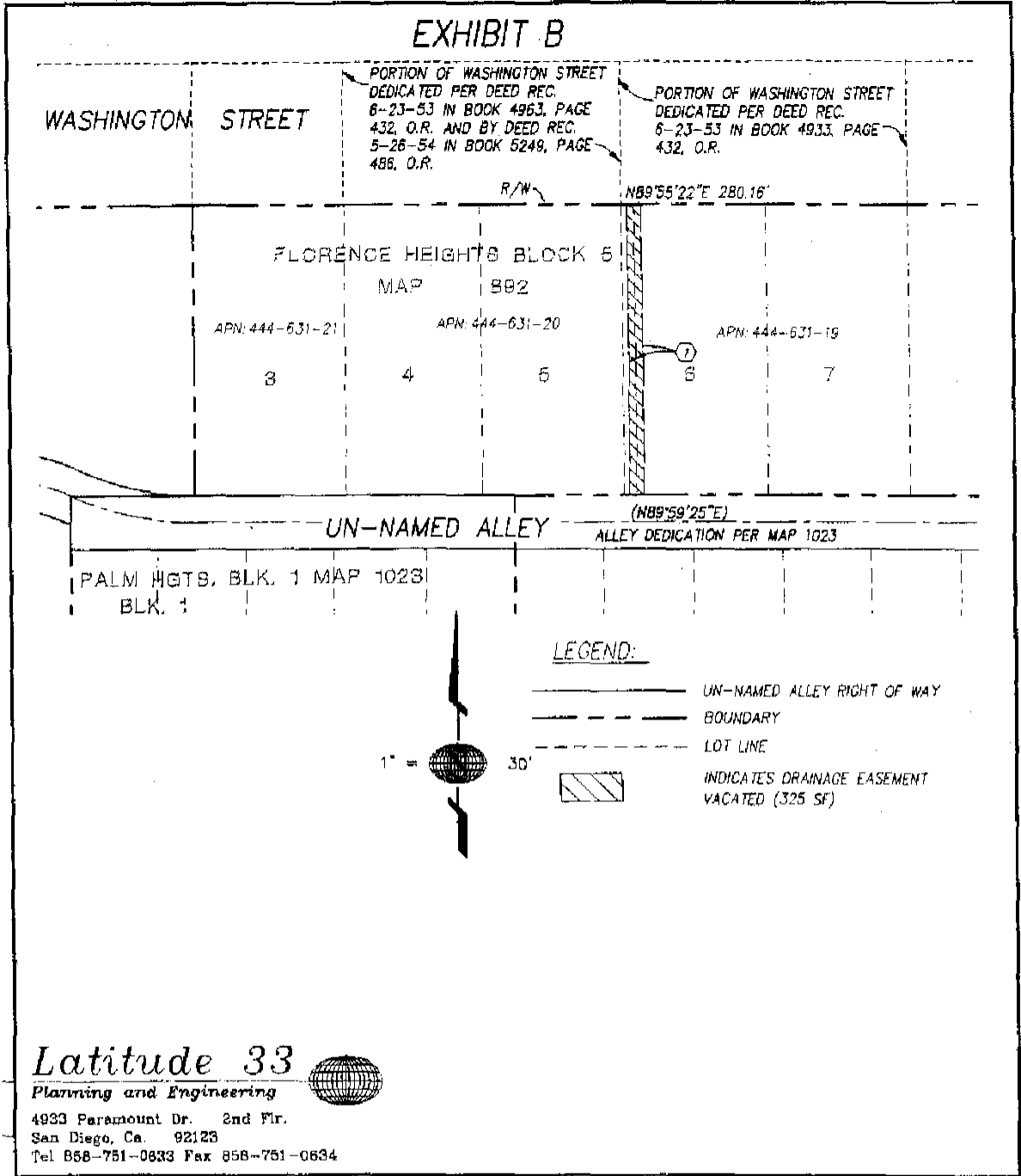
John Eardensohn 9/22/10
C. JOHN EARDENSOHN L.S. 5278 DATE
REGISTRATION EXPIRES 12-31-2011



DRAINAGE EASEMENT VACATION
IN PORTIONS OF LOTS 5, 6, AND 7 OF MAP NO. 892

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT REVIEW DEPARTMENT SHEET 1 OF 2 SHEET	P.T.S. NO. 201016
ORIGINAL	LAT33	<i>Gregory A. Walker</i>	9-28-10		FOR CITY ENGINEER DATE	1852-6277 DCS '83 COORDINATES
						212-1717 LAMBERT COORDINATES
						21120-1-B

EXHIBIT B



Latitude 33



Planning and Engineering
4933 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0833 Fax 858-751-0634

John Eardensohn 9/22/10
C. JOHN EARDENSOHN L.S. 5278 DATE
REGISTRATION EXPIRES 12-31-2011



DRAINAGE EASEMENT VACATION
IN PORTIONS OF LOTS 5, 6, AND 7 OF MAP NO. 892

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT REVIEW DEPARTMENT SHEET 2 OF 2 SHEET	P25 NO. 201016
ORIGINAL	L4733				<i>George P. Hopkins</i> 9-28-10 FOR CITY ENGINEER DATE	1852-6277 CCS '83 COORDINATES
						212-1717 LAMBERT COORDINATES
						21120-2-B

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

VACATION OF A STREET RESERVATION ALONG
UNIVERSITY AVENUE, EAST OF DOVE STREET.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way and easements by City Council resolution; and

WHEREAS, it is proposed that a street reservation along University Avenue, east of Dove Street described as being Street Vacation No. 775284 be vacated; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council adopted a Resolution of Intention which declares that it intends to vacate an un-named alley, sewer easement, drainage easement and street reservation; and

WHEREAS, the matter was set for public hearing on December 7, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to a street reservation along University Avenue, east of Dove Street described as being Street Vacation No. 775284, the Council finds that:

(a) There is no present or prospective use for the public right-of-way, either for the purpose for which originally acquired, or for any other public use of a like nature that can be anticipated.

The adopted Uptown Community Plan designates University Avenue as a circulation element road and University Avenue is classified as two lane collector. The width of the present road improvement is sufficient to provide circulation to the community now and into the future without a need for an additional five foot dedication. The circulation needs of the community will be served by the existing road and alley network in the community and the five foot street reservation is not needed for these purposes or any other public use of a like nature. Persons who may use the current street system including University Avenue will be served by those routes along dedicated public rights-of-way in the community. There is no other public use of a similar nature designated in the adopted Uptown Community Plan or General Plan that can reasonably be anticipated.

(b) The public will benefit from the vacation through improved use of the land made available by the vacation.

Presently that portion of property which has the street reservation over it is limited by the existence of the street reservation in that the properties must comply with the zoning regulations and the limitations to site development contained therein, thus the street reservation is effectively a site constrain which limits the amount of the property that may be employed for commercial development. The adopted Uptown Community Plan designates these sites for a recommended density greater than the existing development. Without the vacation of the street reservation new buildings would be set back further from the public right-of-way and new buildings would have a less significant presence in the neighborhood and improvement of the pedestrian experience. Without the redevelopment of the property at 450 W Washington Street improvements in the neighborhood would not be created and or positively influence the economic development opportunities and life sustaining services within the City. The public will benefit by the vacation of the street reservation through the addition of new an approximately 59,760 square foot supermarket, 8,375 square feet of commercial retail space in five suites, subterranean parking garage, landscaping and other site improvements and minor improvements in the public right-of-way, the increase in property tax revenue, the improved utilization of urban land and the development of commercial services designed and constructed to current state and local code requirements.

(c) The vacation does not adversely affect any applicable land use plan.

The adopted Uptown Community Plan identifies this property for Mixed-Use development. The vacation of the street reservation will facilitate the redevelopment of the site at an intensity and density recommended by the adopted Uptown Community Plan and without the vacation of the street reservation the recommended intensity and density for the site at 450 W Washington Street as identified by the Uptown Community Plan would not be as great. For these reasons the proposed vacation of the street reservation is consistent with the policies and goals of the adopted Uptown Community Plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

The adopted Uptown Community Plan designates University Avenue as a circulation element road and University Avenue is classified as two lane collector. The width of the present road improvement is sufficient to provide circulation to the community now and into the future without a need for an additional five foot dedication. The circulation needs of the community will be served by the existing road and alley network in the community and the five foot street reservation is not needed for these purposes or any other public use of a like nature. Persons who may use the current street system including University Avenue will be served by those routes along dedicated public rights-of-way in the community. The circulation of the community will not be detrimentally affected by the vacation of this street reservation.

BE IT FURTHER RESOLVED, that a street reservation along University Avenue, east of Dove Street described as being Street Vacation No. 775284, in connection with Site Development Permit No. 714171, as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 21118-B, marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Keith Bauerle
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
JO: 24000581
Drawing No.: [INSERT Drawing Number]
R-Error! Reference source not found.
Reviewed by John S. Fisher

J.N. 156.50

**EXHIBIT "A"
LEGAL DESCRIPTION
FOR
VACATION OF A STREET RESERVATION**

BEING ALL THAT CERTAIN STREET RESERVATION LYING WITHIN LOT 1, OF DOVE HEIGHTS, ACCORDING TO MAP THEREOF NO. 3788, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO ON JANUARY 22, 1957, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ATTACHED HERETO IS DRAWING NO. 21118-B LABELED EXHIBIT 'B' BY THIS REFERENCE MADE A PART HEREOF.

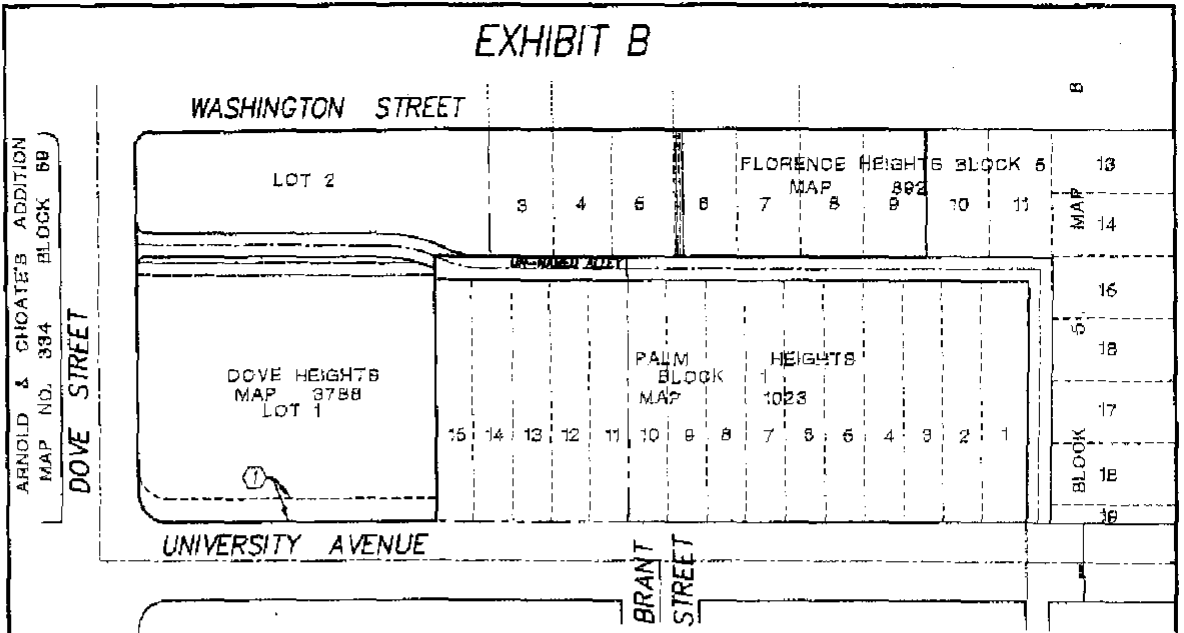
CONTAINS AN AREA OF 2867 SQUARE FEET, MORE OR LESS.


C. JOHN EARDENSOHN
LS 5278 EXPIRES 12-31-11



FILE: PTS 201016
DRAWING 21118-B

EXHIBIT B



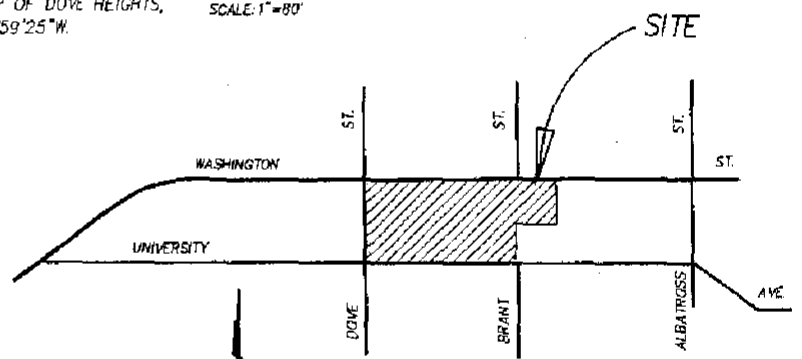
ASSESSOR'S PARCEL NUMBER:
444-623-01 AND 444-623-02

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS DRAWING IS A PORTION OF THE SUBDIVISION BOUNDARY LINE, (ALSO BEING COINCIDENTAL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE 15.00 FOOT WIDE ALLEYWAY) AS SHOWN ON THE MAP OF DOVE HEIGHTS, ACCORDING TO MAP NO. 3788, I.E. S.89°59'25"W.

REFERENCES:
MAP NO. 3788

LEGEND:
— BOUNDARY LINE
EASEMENT DATA
① 15' WIDE STREET RESERVATION PER MAP NO. 3788

SCALE: 1"=80'



Latitude 33

Planning and Engineering
4833 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0833 Fax 858-751-0634

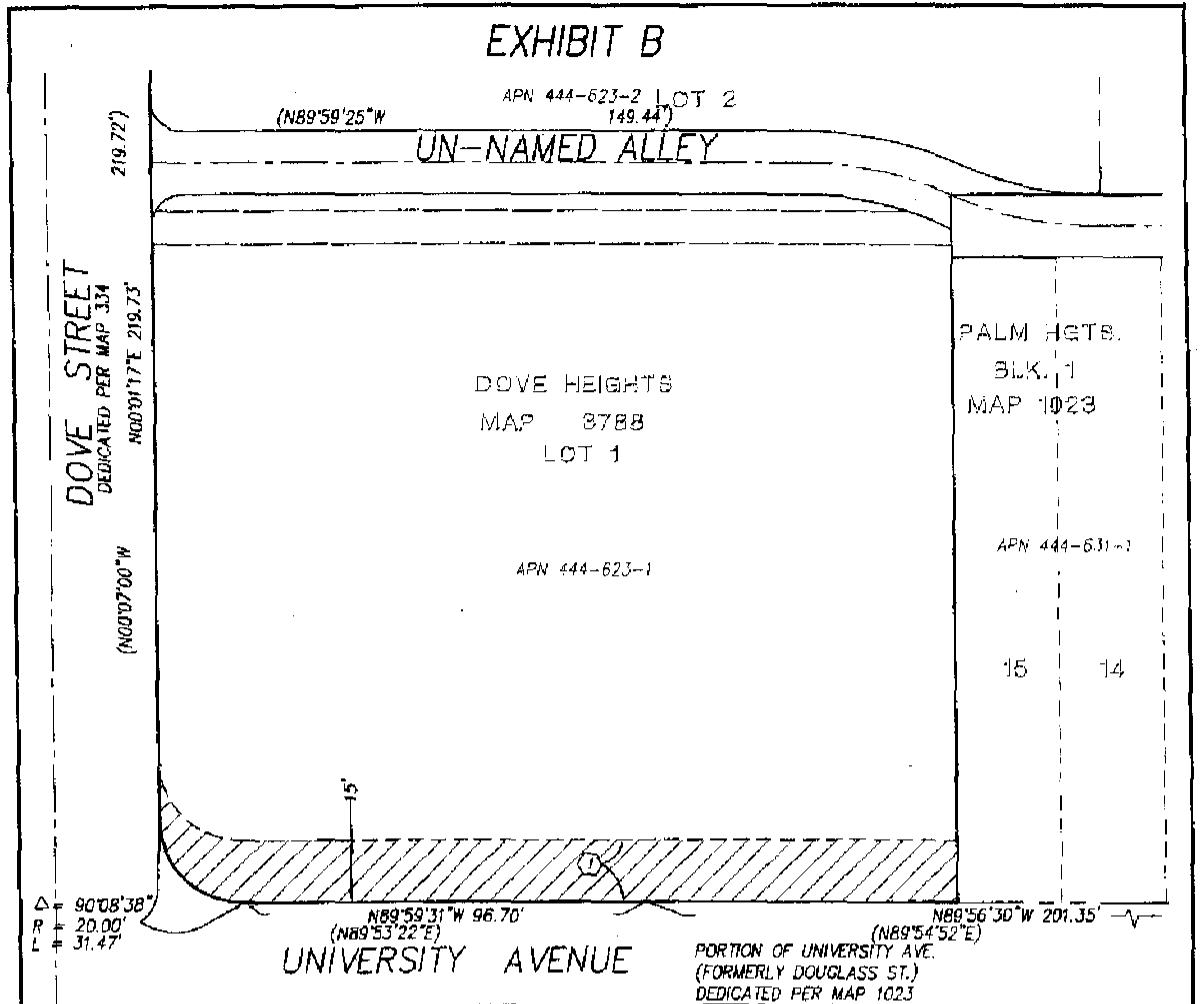
VICINITY MAP
NO SCALE

John Eardensohn 9/22/10
CL JOHN EARDENSOHN L.S. 5278 DATE
REGISTRATION EXPIRES 12-31-2011



VACATION OF A STREET RESERVATION
IN LOT 1 OF MAP NO. 3788

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT REVIEW DEPARTMENT SHEET 1 OF 2 SHEET	PTS NO. 201016
ORIGINAL	LA733				<i>Clifford J. Eardensohn</i> 9-22-10 FOR CITY ENGINEER DATE	1852-6277 CCS '83 COORDINATES
						212-1717 LAMBERT COORDINATES
						21118-1-B



1" = 30'

LEGEND:

- EXISTING SEWER EASEMENT PER MAP 3788
- BOUNDARY LINE
- LOT LINE
- INDICATES STREET RESERVATION PER MAP 3788 VACATED (2867 SF)

Latitude 33
 Planning and Engineering
 4933 Paramount Dr. 2nd Fl.
 San Diego, Ca. 92123
 Tel 858-751-0633 Fax 858-751-0634

John Eardensohn 9/20/10 DATE

CLIFFORD JOHN EARDENSOHN
 No. 5278
 Exp. 12-31-11
 LICENSED LAND SURVEYOR
 STATE OF CALIFORNIA

CL JOHN EARDENSOHN L.S. 5278 DATE
 REGISTRATION EXPIRES 12-31-2011

**VACATION OF A STREET RESERVATION
 IN LOT 1 OF MAP NO. 3788**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT REVIEW DEPARTMENT SHEET 2 OF 2 SHEET	PTS NO. 201016
ORIGINAL	LAT33				<i>Gregory P. [Signature]</i> FOR CITY ENGINEER	1852-6277 CCS '83 COORDINATES
						212-1717 LAMBERT COORDINATES
						21118-2-B

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 24000581

SITE DEVELOPMENT PERMIT NO. 714171
VONS MISSION HILLS PROJECT NO. 201016 [MMRP]
CITY COUNCIL

This Site Development Permit [SDP] No. 714171 is granted by the Council of the City of San Diego to VONS COMPANIES, INC., a Michigan corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 1512. The 2.19 acre site is composed of several properties located from 335 to 450 W. Washington Street and 450 W. University Avenue in the CN-2A Zone of Mid-City Communities Planned District of the Uptown Community Plan. The project site is legally described as Lots 1 and 2 of Dove Heights, according to Map thereof No. 3788, filed January 22, 1958, Lots 11, 12, 13, 14 and 15, Block 1 of Palm Heights, according to Map thereof No. 1023, filed January 10, 1907, Lots 3, 4, 5 and 7 and that unnumbered lot lying between Lots 5 and 7, commonly known as Lot 6, and Lots 8 and 9 all in Block 5 of Florence Heights Addition, according to Map thereof No. 892, filed March 20, 1903, together with the alley dedicated on Map 3788, filed January 22, 1958 and a portion of the alley dedicated per Map 1023, filed January 10, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing grocery store and construct a new grocery store and other retail buildings, surface and enclosed parking garage, landscaping and other private and public improvements, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 7, 2010, on file in the Development Services Department.

The project shall include:

- a. Vacation of an un-named alley and vacation of a sewer easement with the relocation of the sewer main, vacation of a street reservation and vacation of a drainage easement;
- b. Demolition of an existing grocery store and other site improvements;

- c. Construction of a new 59,760 square foot grocery store building, 8,375 square foot retail building, and enclosed parking garage for 169 parking spaces and 7 bicycle spaces;
- d. The project includes deviations approved by the City Council, the deviations are:
 - 1. Ground Floor Commercial Area - Land Code Section 1512.0308(b)(5);
 - 2. Pedestrian Access - Land Code Section 1512.0308(b)(7);
 - 3. Offsetting Planes - Land Code Section 1512.0312(a)(1);
 - 4. Minimum Transparency - Land Code Section 1512.0312(b)(1) and (3);
 - 5. Ten foot minimum curb to property line - Land Code Section 1512.0404(b)(1); and
 - 6. Land Code Section 142.0560(j)(1) and Table 142-05L to allow a fifty foot driveway on University Avenue
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
- 2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration.

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. 201016 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. 201016, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Paleontology
Solid Waste, and
Transportation/Circulation

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

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional one-foot wide right-of-way, along the project frontage on Washington Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional five-feet of right-of-way, along the project frontage on University Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve an additional 2.5-foot wide alley, on the northerly side of the adjacent east-west alley, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate a new twenty-four-foot wide alley right-of-way and shall assure by permit and bond the construction of a full width City standard alley, running north-south adjacent to the project site, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways, adjacent to the project site, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of one twenty-four-foot wide driveway on Dove Street, one twenty-four-foot wide and one twenty-six-foot wide City standard driveways on Washington Street and one maximum fifty-foot wide driveway on University Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramps with truncated domes, located at the southeast corner of Washington Street and Dove Street and at the north east corner of Dove Street and University Avenue, satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the City standard curb ramps with truncated domes, on both sides of the fifty-foot wide curb opening on University Avenue, satisfactory to the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the City standard bus slab, adjacent to the project site on Washington Street, satisfactory to the City Engineer.
25. 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.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
27. 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.
28. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

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

30. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

31. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

32. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A."

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

34. Prior to any utility stub out, for wet and dry utilities, a plot plan shall be submitted to the Development Services Department. The plot plans shall coordinate all utilities and driveways with the required Street Trees. The location of the Street Trees shall be in substantial conformance with Exhibit "A."

35. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall take into account a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

36. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

37. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

38. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

39. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

40. Any required planting that dies within three years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die three years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

41. A minimum root zone of forty square feet in area shall be provided for all trees. The minimum dimension for this area shall be five feet. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements.

PLANNING/DESIGN REQUIREMENTS:

42. Owner/Permittee shall maintain a minimum of 125 off-street parking spaces for the proposed 59,760 square foot Vons store, and 18 off-street parking spaces for the proposed 8,375 square foot retail suites, respectively, for a total of 143 parking spaces. The Owner/Permittee is proposing to provide 151 parking spaces (including 6 accessible spaces) for the Vons store, and 18 parking spaces (including 1 accessible space) for the retail suites, respectively, for a total of 169 on-site parking spaces (including 7 accessible spaces). Off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted

for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

43. 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.

44. All pedestrian enhancement amenities, such as landscaping, benches, seating area, outdoor cafe, lighting, public art and other architectural elements and public safety features, shall be permanently maintained as shown on the Exhibit "A" for this project, or in some equivalent manner, to ensure the pedestrian environment created by the project shall be preserved in perpetuity.

45. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations. Identification signage shall be provided that is oriented towards both pedestrian and vehicular traffic.

46. Up lighting will be provided and permanently maintained beneath the street trees along Washington Street, Dove Street and University Avenue frontages, as shown on Exhibit "A," to enhance the pedestrian environment.

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

48. Deliveries using the loading docks adjacent to University Avenue shall not occur between 10 p.m. and 6 a.m.

49. The Owner/Permittee shall install and permanently maintain a mirror or some other device at the easterly-most driveway on Washington Street so a driver of a motor vehicle exiting onto Washington Street may see pedestrians on the sidewalk east of the driveway.

TRANSPORTATION REQUIREMENTS

50. Project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual, Document No. 297376, filed November 25, 2002, and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 by Resolution R-296141, satisfactory to the City Engineer. This may require, yet not be limited to, installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

51. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond installation of a traffic signal at the intersection of University Avenue and Dove Street. This signal shall include eastbound and westbound left turn lanes at the intersection, and re-stripping of University Avenue to the east and west of the intersection to provide transition to the turn pockets, satisfactory to the City Engineer.

52. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond re-striping the south leg of Washington Street and Dove Street intersection where the paint has worn off, satisfactory to the City Engineer.

53. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the improvement of street lighting at the intersection of Washington Street and Dove Street, satisfactory to the City Engineer.

54. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond installation of red curbing on portions of its frontage on the south side of Washington Street, as shown on Exhibit "A," to provide adequate sight visibility at project's driveways on this street, satisfactory to the City Engineer.

PUBLIC UTILITY REQUIREMENTS:

55. The Owner/Permittee shall construct an eight inch diameter sewer main within the twenty-five foot wide easement perpendicular to University Avenue, as shown on approved Exhibit "A," in a manner satisfactory to the Director of Public Utilities and City Engineer. This work shall be operational prior to issuance of any building permit for structures over the existing sewer main. The existing sewer main must be protected in place until the relocated main is approved by the City Engineer. Prior to pouring building foundations the existing six inch diameter sewer main shall be removed or slurry filled in a manner satisfactory to the Director of the Public Utilities Department and the City Engineer.

56. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. No new water service shall be connected to the existing twenty-four inch diameter transmission water main within West Washington Street.

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

58. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

59. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

60. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this 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 Council of the City of San Diego on [date and resolution number].

DRAFT

Permit Type/PTS Approval No.: SDP No. 714171
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Mike Westlake
Program 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.**

The Vons Companies, Inc.,
A Michigan corporation
Owner/Permittee

By _____

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

VONS STORE #2784

S.E. CORNER OF WASHINGTON STREET AND DOVE STREET SITE DEVELOPMENT PERMIT FOR MCCPD

ATTACHMENT 1



MCA
1055 East Colorado Blvd., Suite 400
Pasadena, California 91106
© 2005, 2010, 2011 © MCA, 796.9295
mcaarchitecture.com

VONS
A SAFWAY COMPANY
10700 Ardmore Avenue, Irvine, CA 92618

VONS STORE #2784
SITE DEVELOPMENT PERMIT
FOR MCCPD
S.E. CORNER OF WASHINGTON STREET
AND DOVE STREET
SAN DIEGO, CALIFORNIA

PREPARED BY:
P. WINKLER
REVIEWED BY:
W. WONG
DATE:
J. VAQUILIZ

LEGAL DESCRIPTION

PRELIMINARY TITLE REPORT ORDER NO. N05-11817-00, DATED NOVEMBER 1, 2006.
Real property in the City of San Diego, County of San Diego, State of California, described as follows:
PARCEL A:
LOTS 1 AND 2 OF DOVE HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3788, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 22, 1955.
ALSO LOTS 14 AND 15 IN BLOCK 1 OF PALM HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1023, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1907.
EXISTING THE EASTERLY 6.75 FEET OF THE NORTHERLY 19 FEET OF SAID LOT 15, IN BLOCK 1 OF PALM HEIGHTS.
TOGETHER WITH ALL OF THE ALLEY AS SHOWN, AND DEICATED ON MAP NO. 3788 OF DOVE HEIGHTS AND A PORTION OF THE ALLEY ADJOINING SAID LOT 15 IN BLOCK 1 ON THE NORTH AS DEICATED ON MAP NO. 1023 OF PALM HEIGHTS, AS VACATED AND CLOSED TO PUBLIC USE BY THE COUNCIL OF THE CITY OF SAN DIEGO ON SEPTEMBER 13, 1989 BY RESOLUTION NO. 1487818, A CERTIFIED COPY OF WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 22, 1999 AS INSTRUMENT NO. 1999-033758 OF OFFICIAL RECORDS.
PARCEL B:
LOTS 11 AND 12 AND THE EASTERLY 6.75 FEET OF THE NORTHERLY 19 FEET OF LOT 13 IN BLOCK 1 OF PALM HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1023, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 13, 1907.
PARCEL C:
LOT 7 AND THAT UNNUMBERED LOT LYING BETWEEN LOTS 8 AND 7, COMMONLY KNOWN AS LOT 8, ALL IN BLOCK 5 OF FLORENCE HEIGHTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1903.
EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, THE NORTH 40 FEET THEREOF, AS CONVEYED TO THE CITY OF SAN DIEGO BY DEED RECORDED AUGUST 24, 1953 IN BOOK 480, PAGE 438 OF OFFICIAL RECORDS AND BY DEED RECORDED MAY 26, 1954 IN BOOK 5249, PAGE 498 OF OFFICIAL RECORDS.
PARCEL D:
LOTS 4 AND 5 OF BLOCK 5 OF FLORENCE HEIGHTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1903.
EXCEPTING THEREFROM THE WESTERLY 2.00 FEET OF SAID LOT 4.
ALSO EXCEPTING THEREFROM THE NORTH 40 FEET THEREOF, AS CONVEYED TO THE CITY OF SAN DIEGO BY DEED RECORDED AUGUST 24, 1953 IN BOOK 480, PAGE 438 OF OFFICIAL RECORDS AND BY DEED RECORDED MAY 26, 1954 IN BOOK 5249, PAGE 498 OF OFFICIAL RECORDS.
PARCEL E:
LOT 3 AND THE WESTERLY 2.00 FEET OF LOT 4 IN BLOCK 5 OF FLORENCE HEIGHTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1903.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87°24'31" EAST ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 40.29 FEET TO THE NORTHEAST CORNER OF THE WESTERLY 2.00 FEET OF SAID LOT 4; THENCE SOUTH 00°02'00" EAST ALONG THE EASTERLY LINE OF SAID WESTERLY 2.00 FEET, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°57'00" WEST, 42.00 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH 00°02'00" WEST, ALONG SAID WESTERLY LINE, 41.16 FEET TO THE POINT OF BEGINNING.
PARCEL F:
LOTS 8 AND 9 IN BLOCK 5 OF FLORENCE HEIGHTS ADDITION TO THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 882, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1903.
EXCEPTING THE NORTH 40.00 FEET THEREOF, THE SOUTHERLY LINE OF SAID NORTH 40.00 FEET BEING DRAWN PARALLEL WITH AND 40.30 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOTS 8 AND 9.
APN: 444-431-01-00 (Affects: Lots 13, 14 of Parcel A and Lot 15); 444-431-02-00 (Affects: Parcel B); 444-431-01-00 (Affects: Portion of Parcel A); 444-431-03-00 (Affects: Portion of Parcel A); 444-431-11-00 (Affects: Lot 9 of Parcel F); 444-431-10-00 (Affects: Lot 8 of Parcel F); 444-19-00 (Affects: Parcel C); 444-431-00-00 (Affects: Parcel D) and 444-431-01-00 (Affects: Parcel E).

PROJECT DIRECTORY

OWNER: THE VONS COMPANIES C/O SAFWAY
613 MID-CLINDA AVENUE
ARCADIA, CA 91007
TEL: 909.291.5747
CONTACT: BRIAN BRAATEN

ARCHITECT: MCA ARCHITECTURE
11221 VON KARMAN AVENUE
SUITE 200
IRVINE, CA 92612
TEL: 949.251.1117
CONTACT: PAGE WINKLER - PRINCIPAL
MOB: 619.351.0211

CIVIL ENGINEER: LATITUDE 33 PLANNING AND ENGINEERING
1922 PARAMOUNT DRIVE
SECOND FLOOR
SAN DIEGO, CA 92113
TEL: 619.575.1233
CONTACT: RANDI COOPER SMITH - PRINCIPAL

LANDSCAPE ARCHITECT: WILSON ASSOCIATES
11282 WASHINGTON STREET
RIVERSIDE, CA 92506
TEL: 951.525.5256
CONTACT: SCOTT WILSON - PRINCIPAL

PROJECT ADDRESS

S.E. CORNER OF WASHINGTON STREET AND DOVE STREET
SAN DIEGO, CA

PROJECT SUMMARY

ZONING: OMA, TRANSIT OVERLAY DISTRICT, AND PAA PART 77

PARCEL AREA: 2.18 AC

SITE AREA: 9,812 SF

RIGHT OF WAY AND BASEMENT NET SITE AREA: 95,492 SF

TOTAL: 95,372 SF

COMPARISON DATA:

BUILDING AREA:	62,618 SF
GARAGE:	59,780 SF
MARKET:	6,275 SF
RETAIL:	749,072

PROJECT SUMMARY CONT.

BUILDING AREA: GARAGE: 62,618 SQ. FT. MARKET: 59,780 SQ. FT. RETAIL: 6,275 SQ. FT.

MARKET ALLOWABLE BUILDING AREA (SEC. 006) ALLOWABLE TYPE VA: 14,650 SQ. FT. (TABLE 502)

91% BUILDING PERIMETER 77% PERIMETER OPEN FOR 20' OR MORE (SEC. 006.2) 1" = 3' (P.P. 0.25) V.O. (77% 91% - 0.25) (30' 30') 1.55 - 2.05 (1) 1.71 - 4.025 = 3,800.7

OPEN 4 SIDES: 9,807 SQ. FT. FIRE SPRINKLERS (2 TIMES): 28,000 SQ. FT. (SEC. 506.5) MULTISTORY (2 TIMES): 28,000 SQ. FT. (SEC. 506.4.1) TOTAL ALLOWABLE: 79,800 SQ. FT.

SETBACKS: GROCERY: REAR: RECD 0', PROVIDED: 24' INTERIOR SIDE: RECD 0', PROVIDED: 44' STREET SIDE: RECD 0', PROVIDED: 15'

RETAIL: FRONT: RECD 0', PROVIDED: 9' REAR: RECD 0', PROVIDED: 39' EAST SIDE: RECD 0', PROVIDED: 31' WEST SIDE: RECD 0', PROVIDED: 9'

MAXIMUM STRUCTURE HEIGHT: 157'
PROPOSED STRUCTURE HEIGHT: 32' OR 28' 6" MSL

DEVIATIONS:
- PEDESTRIAN ACCESS: 50MC 1562.000
- TRANSIT: 50MC 151.5252 (0/0)
- DRIVEWAY WIDTH: 50RSD 0/0
- VISIBILITY AREAS: 50MC 113.0275

TYPE OF CONSTRUCTION

GARAGE: B
MARKET: VA
RETAIL: VA

OCCUPANCY CLASSIFICATION

GARAGE: B
MARKET: M
RETAIL: M

PARKING SUMMARY

MARKET AREA: 59,780 SQ. FT.
PARKING REQUIRED: 2:1,100
PARKING PROVIDED: 145 STANDARD STALLS
4 DISABLED STALLS
18 TOTAL STALLS

RETAIL AREA: 6,275 SQ. FT.
PARKING REQUIRED: 2:1,100
PARKING PROVIDED OFF ALLEY: 17 STANDARD STALLS
2 DISABLED STALLS
19 TOTAL STALLS

TOTAL REQUIRED: 143 STALLS
TOTAL PROVIDED: 169 STALLS

BICYCLE PARKING: 7 SPACES REQUIRED
7 SPACES PROVIDED

LOADING ZONE: 2 SPACES FOR MARKET REQUIRED
2 SPACES FOR MARKET PROVIDED

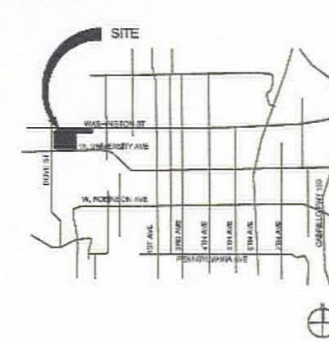
STREET PARKING: EXISTING 10 METERED SPACES
PROVIDED 3 METERED SPACES
NET LOSS 7 METERED SPACES

PROJECT SCOPE

DEMOLITION OF AN EXISTING VONS MARKET. CONSTRUCTION OF A NEW VONS MARKET WITH 300-300 GARAGE AT THE SOUTHEAST CORNER OF WASHINGTON STREET AND DOVE STREET. AND NEW RETAIL BUILDINGS FACING WASHINGTON STREET ON A 2.18 ACRE LOT IN THE CITY OF SAN DIEGO.

IN ADDITION, THE PROJECT PROPOSES ALLEY, STREET, RESERVATION, SEWER, AND DRAINAGE BASEMENT VACATIONS. IT IS PROPOSED PARKING IS A SITE DEVELOPMENT PERMIT FOR MCCPD (PROCESS 5).

VICINITY MAP



SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	EXISTING CONDITIONS
SHEET 3:	CONCEPTUAL GRADING AND UTILITY PLAN, GARAGE LEVEL
SHEET 4:	CONCEPTUAL GRADING AND UTILITY PLAN, STORE LEVEL
SHEET 5:	RIGHT OF WAY BASEMENT, OCCUPATION AND VACATIONS
SHEET 6:	FIRE SAFETY, STRIPPING, SIGNAGE AND CLIP USAGE PLAN
SHEET 7:	GARAGE LEVEL - SITE PLAN
SHEET 8:	STORE LEVEL - SITE PLAN
SHEET 9:	STORE LEVEL FLOOR PLAN
SHEET 10:	ROOF PLAN
SHEET 11:	EXTERIOR BUILDING ELEVATIONS - PLANE PROJECTIONS
SHEET 12:	EXTERIOR BUILDING ELEVATIONS - PLANE PROJECTIONS
SHEET 13:	BUILDING SECTIONS
SHEET 14:	LANDSCAPE CONCEPT PLAN
SHEET 15:	LANDSCAPE DETAILS

Prepared By:
Name: MCA ARCHITECTURE
Address: 1055 E. COLORADO BLVD.
PASADENA, CA
Phone #: 626.793.9719
Fax #: 626.796.9295
SAN DIEGO, CA
Project Address: S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA
Project Name: Vons #2784 - Mission Hills
S.D.P. FOR MCCPD

Sheet Title:
TITLE SHEET

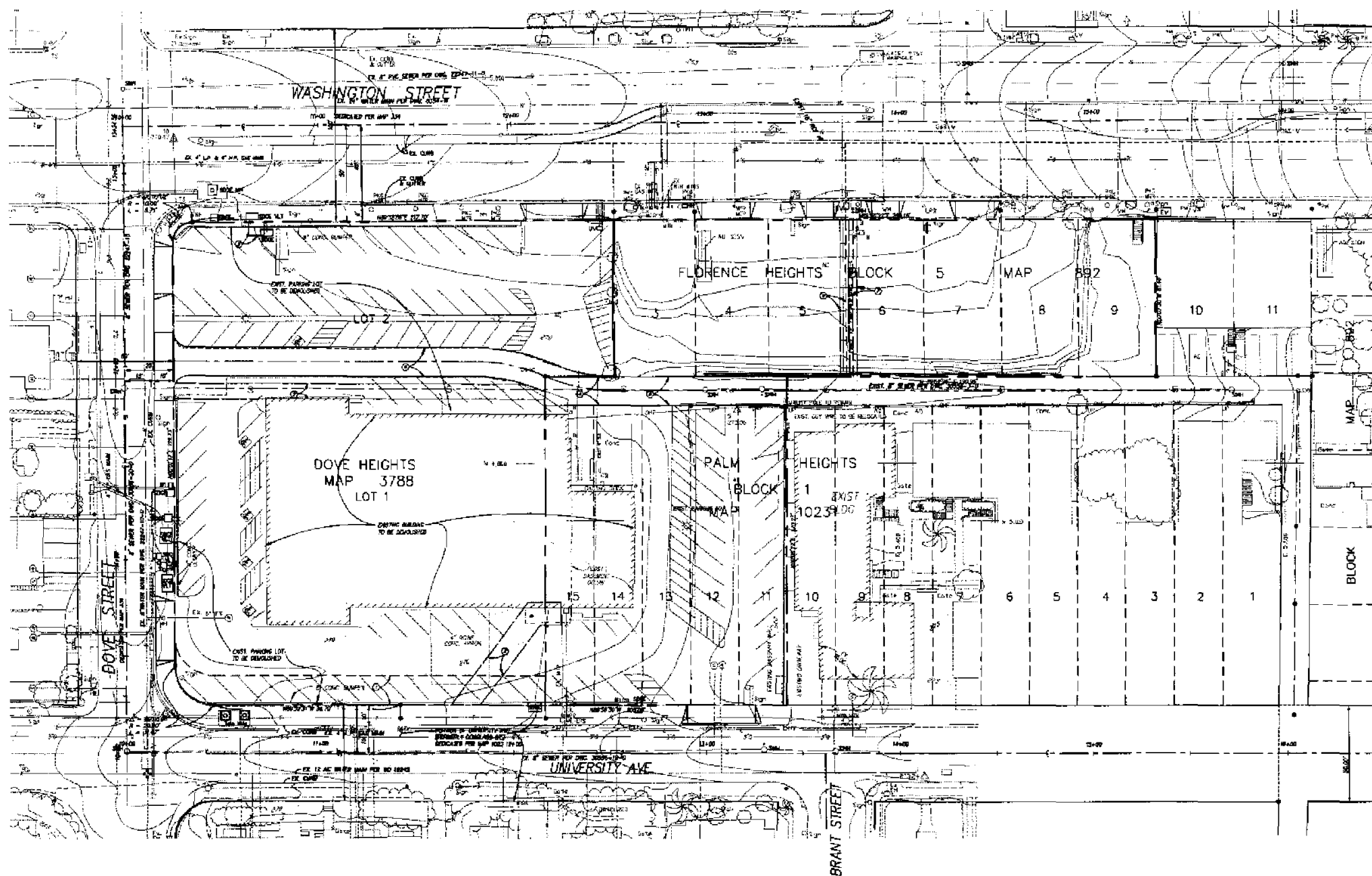
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 4.22.10 FOURTH SUBMITTAL
Revision 3: 6.2.10 THIRD SUBMITTAL
Revision 2: 4.1.10 SECOND SUBMITTAL
Revision 1: 1.14.10 FULL SUBMITTAL
12.17.09 COMPLETENESS
REVIEW SUBMITTAL

Sheet 1 of 14
DEP# _____

T-1

ATTACHMENT 1

ATTACHMENT 1



LEGEND

ITEM	SYMBOL
BOUNDARY OF MAP	---
PARCEL/LOT LINE	---
PROJECT BOUNDARY	---
EXISTING SPOT ELEVATIONS	.....
EXISTING CONTOUR	.....
EXISTING SANITARY SEWER & MANHOLE	.....
EXISTING WATER MAIN	.....
EXISTING FIRE HYDRANT ASSEMBLY	.....
EXISTING GATE VALVE	.....
EXISTING GAS MAIN	.....
EXISTING STORM DRAIN	.....
EXISTING STORM DRAIN CLEANOUT	.....
EXISTING UNDERGROUND TELEPHONE	.....
EXISTING ELECTRICAL LINE	.....
EXISTING TREE	.....
EXISTING LIGHT STANDARD	.....
EXIST CLASP & CUTTER	.....
EXIST TOWER ASSEMBLY	.....
EXISTING WALL	.....

TOPOGRAPHY
 SAN-DIEGO SURVEYS
 4815 PARAMOUNT DR., 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92123
 PHONE: (619) 582-1314
 DATE PLANNED: AUGUST 1, 1998

BENCHMARK
 THE BRASS PLUG AT THE SOUTHWEST CORNER OF WASHINGTON STREET AND
 DOVE STREET ACCORDS TO CITY OF SAN DIEGO METRIC CONTROL DATA
 ELEVATION 296.306 (GDA84 MSL).

- EASEMENT DATA**
 PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NO. 142-88877-02, DATED 11-29-2002
- 1. EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 2. SEWER EASEMENT - MAP NO. 3788
 (TO BE VACATED)
 - 3. EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 4. ENVIRONMENTAL REMEDIATION AGREEMENT - FN 22603
 - 5. EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 6. ALLEY EASEMENT - MAP NO. 3788
 (TO BE VACATED)
 - 7. AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 8. AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 9. AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 10. AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)
 - 11. AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC
 UTILITY STREET RESERVATION - MAP NO. 3788
 (TO BE VACATED)

Latitude 33
 Planning and Engineering
 4815 Paramount Dr., 2nd Floor
 San Diego, CA 92123
 619-582-1314 Fax: 619-582-1314

VONS
 A SAFEWAY COMPANY

VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

DATE: 12/12/09
 TIME: 10:00 AM
 BY: [Signature]

Prepared By: LATITUDE 33 PLANNING AND ENGINEERING

Name: ENGINEERING

Address: 4815 PARAMOUNT DRIVE, 2ND FLOOR
SAN DIEGO, CA 92123

Phone #: 619-751-0933

Fax #: 619-751-0934

Project Address: S.E. CORNER OF WASHINGTON STREET AND
DOVE STREET, SAN DIEGO, CA

Project Name: Vons #2784-Mission Hills
S.O.P. for MCCPD

Sheet Title: EXISTING CONDITIONS

Revisor 14: _____
 Revisor 13: _____
 Revisor 12: _____
 Revisor 11: _____
 Revisor 10: _____
 Revisor 9: _____
 Revisor 8: _____
 Revisor 7: _____
 Revisor 6: _____
 Revisor 5: 12/23/10 FOURTH SUBMITTAL
 Revisor 4: 6/28/10 THIRD SUBMITTAL
 Revisor 3: 5/11/10 SECOND SUBMITTAL
 Revisor 2: 1/14/10 FULL SUBMITTAL
 Revisor 1: 12/12/09 COMPLETENESS REVIEW SUBMITTAL

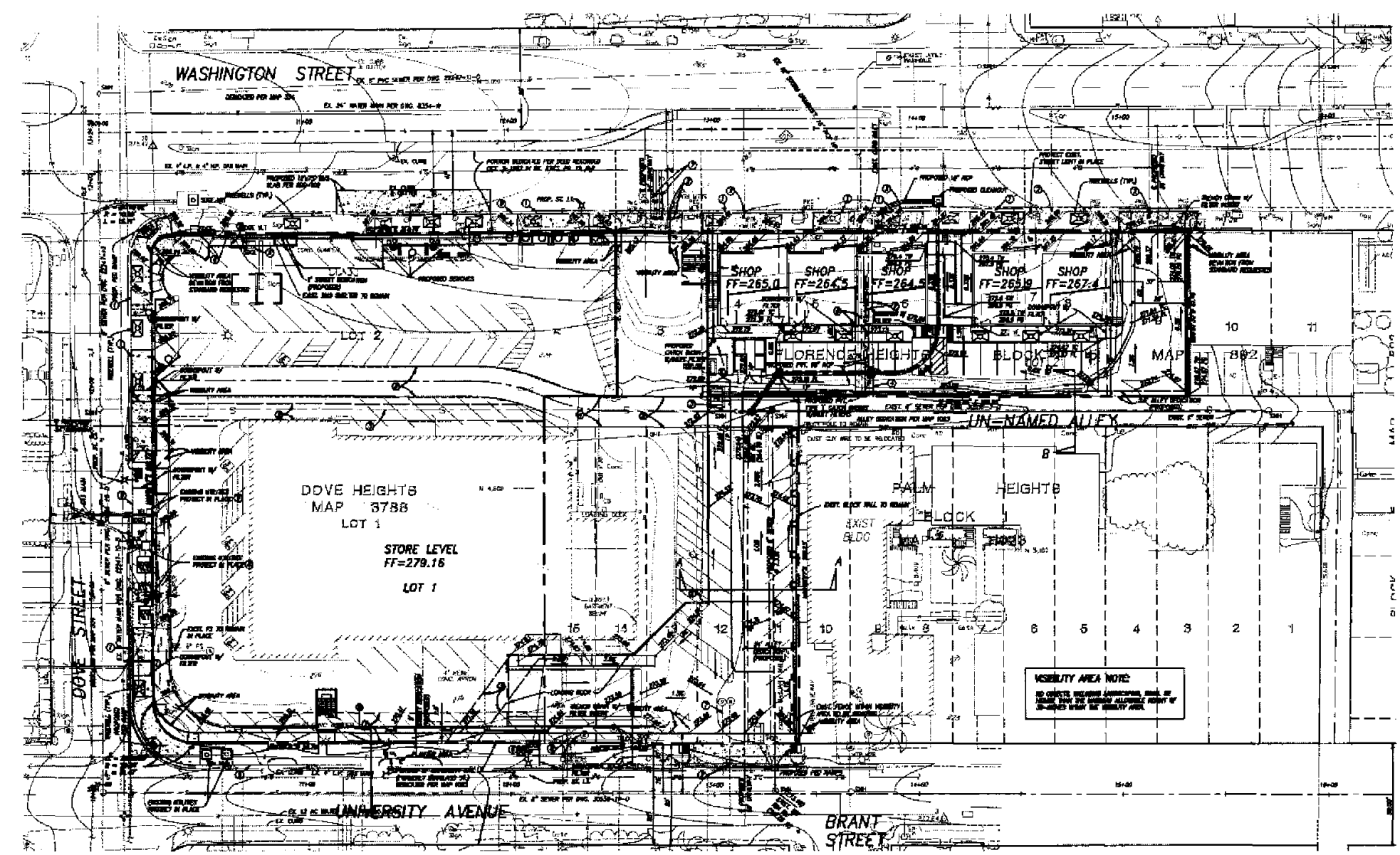
Sheet 2 of 15

DEF # _____



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of December, 2009.

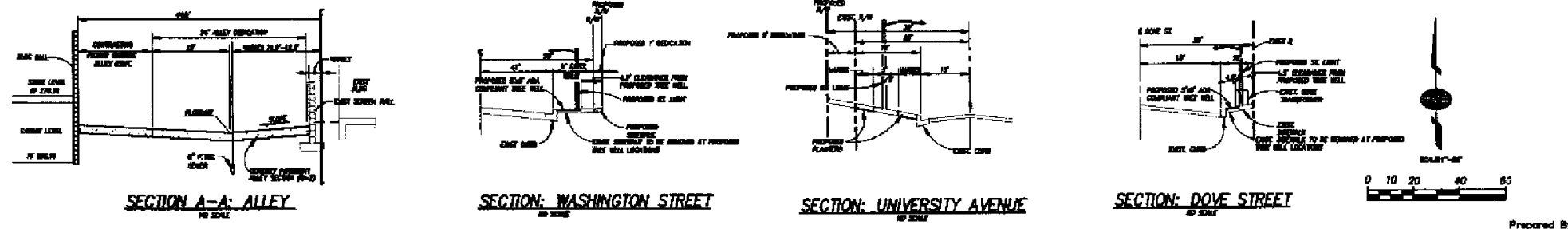
C-1



LEGEND

PROPERTY LINE	.....
EXISTING ELEVATION	.....
PROPOSED ELEVATION	.....
EXISTING UTILITY	.....
PROPOSED UTILITY	.....
EXISTING SIDEWALK	.....
PROPOSED SIDEWALK	.....
EXISTING DRIVEWAY	.....
PROPOSED DRIVEWAY	.....
EXISTING DRIVE	.....
PROPOSED DRIVE	.....
EXISTING CURB	.....
PROPOSED CURB	.....
EXISTING WALL	.....
PROPOSED WALL	.....
EXISTING FENCE	.....
PROPOSED FENCE	.....
EXISTING SIGN	.....
PROPOSED SIGN	.....
EXISTING LIGHT	.....
PROPOSED LIGHT	.....
EXISTING TREE	.....
PROPOSED TREE	.....
EXISTING LANDSCAPE	.....
PROPOSED LANDSCAPE	.....
EXISTING EASEMENT	.....
PROPOSED EASEMENT	.....
EXISTING RIGHT-OF-WAY	.....
PROPOSED RIGHT-OF-WAY	.....
EXISTING ADJACENT PROPERTY	.....
PROPOSED ADJACENT PROPERTY	.....

- GRADING**
1. 2% MIN. SLOPE TO THE STREET
 2. 2% MIN. SLOPE TO THE SIDEWALK
 3. 2% MIN. SLOPE TO THE DRIVEWAY
 4. 2% MIN. SLOPE TO THE DRIVE
 5. 2% MIN. SLOPE TO THE CURB
 6. 2% MIN. SLOPE TO THE WALL
 7. 2% MIN. SLOPE TO THE FENCE
 8. 2% MIN. SLOPE TO THE SIGN
 9. 2% MIN. SLOPE TO THE LIGHT
 10. 2% MIN. SLOPE TO THE TREE
 11. 2% MIN. SLOPE TO THE LANDSCAPE
 12. 2% MIN. SLOPE TO THE EASEMENT
 13. 2% MIN. SLOPE TO THE RIGHT-OF-WAY
 14. 2% MIN. SLOPE TO THE ADJACENT PROPERTY
- EASEMENT DATA**
1. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 2. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 3. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 4. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 5. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 6. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 7. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 8. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 9. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
 10. EASEMENT TO THE CITY OF SAN DIEGO FOR A PUBLIC UTILITY RIGHT-OF-WAY (TO BE OBTAINED)
- UTILITY NOTES**
1. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 2. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 3. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 4. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
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 8. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 9. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 10. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
- LANDSCAPE MAINTENANCE NOTE:**
- MAINTENANCE OF THE PROPERTY LANDSCAPE SHALL BE PROVIDED BY THE OWNER. THE LANDSCAPE SHALL BE MAINTAINED TO THE STANDARD OF A WELL-MANAGED PROPERTY. ALL LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE MAINTENANCE ORDINANCE.



- CONSTRUCTION NOTES:**
1. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 2. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 3. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 4. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
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 8. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 9. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.
 10. EXISTING UTILITY SHALL BE MAINTAINED AND PROTECTED.

Prepared By:
 Name: LATITUDE 33 PLANNING AND ENGINEERING
 Address: 4833 PARKWAY DRIVE, 2ND FLOOR, SAN DIEGO, CA 92133
 Phone #: 619-791-0633
 Fax #: 619-791-0634

Project Address:
 S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA

Project Name:
 YONS #2784-Mission Hills
 S.D.P. for MCCPD

Sheet Title:
 CONCEPTUAL GRADING AND UTILITY PLAN
 STORE LEVEL

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: 7/20/16 FOURTH SUBMITTAL
 Revision 4: 8/2/16 THIRD SUBMITTAL
 Revision 3: 3/2/16 SECOND SUBMITTAL
 Revision 1: 3/2/16 P&L SUBMITTAL
 12/17/16 COMPLETION REVIEW SUBMITTAL

Sheet 4 of 15
 DCP# _____

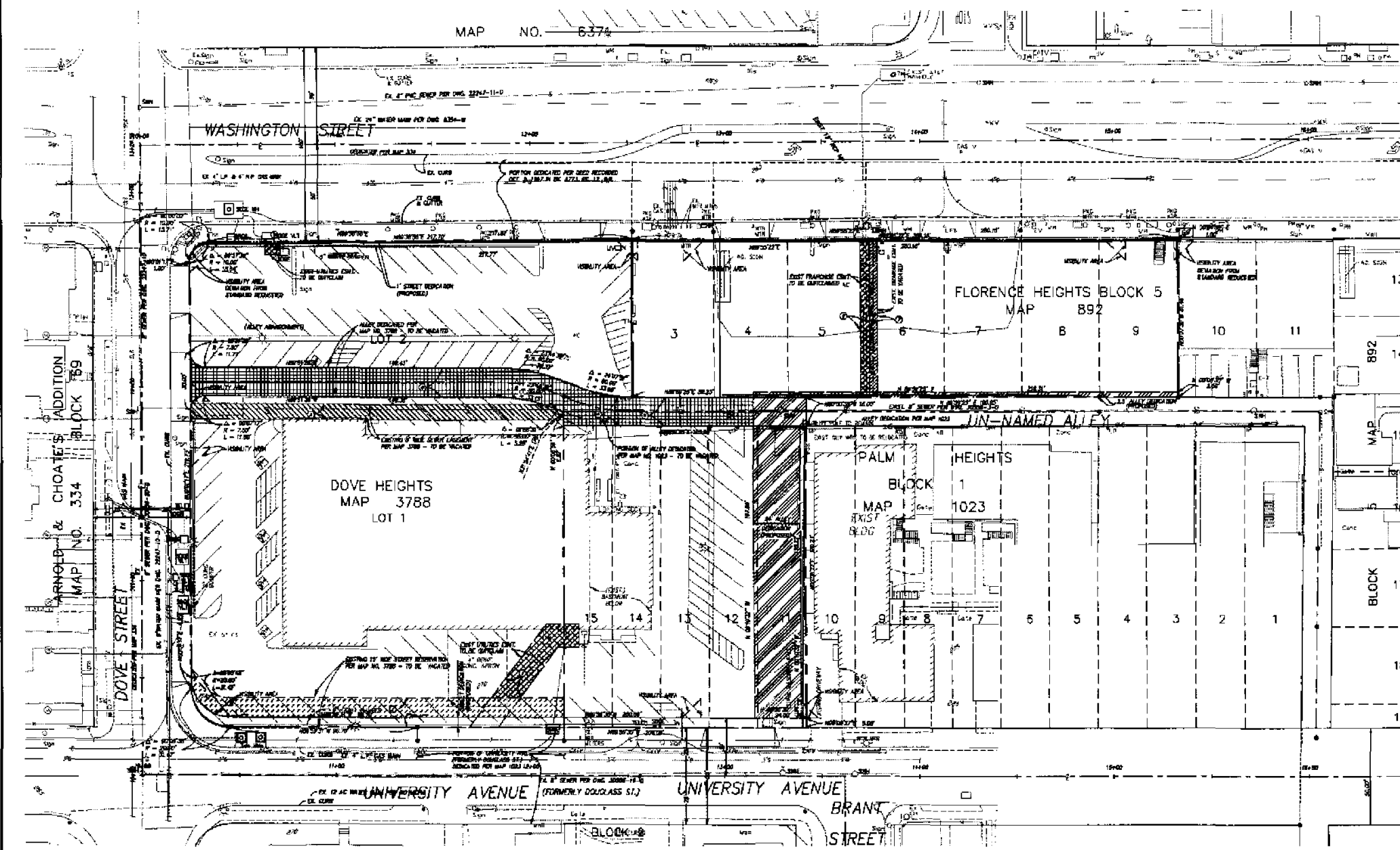


Latitude 33
 Planning and Engineering
 4833 PARKWAY DRIVE, 2ND FLOOR
 SAN DIEGO, CA 92133
 TEL: 619-791-0633 FAX: 619-791-0634

VONS
 A SAFEWAY COMPANY

VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

C-3



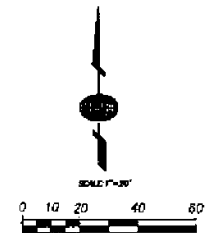
LEGEND

ROAD OF WAY	STREET
PARCEL/LOT LINE	
PROJECT BOUNDARY	
EXISTING SPOT ELEVATIONS	
EXISTING CONTOUR	
EXISTING SANITARY SEWER & MANHOLE	
EXISTING MAINLY MAIN	
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING SITE VALUE	
EXISTING GUY WIRE	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN CLEANOUT	
EXISTING UNDERGROUND TELEPHONE	
EXISTING ELECTRICAL LINE	
EXISTING FENCE	
EXISTING LIGHT STANDARDS	
EXISTING CURB & GUTTER	
EXIST. FOUNDATION	

TOPOGRAPHY
 SHOWN AS PER SURVEY
 AND MEASURED FROM
 SAN DIEGO COUNTY 2012
 PHONE (619) 360-1084
 DATE: FEBRUARY 1, 2012

BENCHMARK
 THE BRASS PEG AT THE SOUTHWEST CORNER OF WASHINGTON STREET AND
 DOVE STREET ACCORDING TO CITY OF SAN DIEGO VERTICAL CONTROL DATA
 ELEVATION: 102.06 - CHANGING SCALE

- EASEMENT DATA**
 PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NO. ACS-10017-02, DATED 11-01-2009
- FUTURE STREET RESERVATION - MAP NO. 3788 (TO BE VACATED)
 - SEWER EASEMENT - MAP NO. 3788 (TO BE VACATED)
 - STORM EASEMENT - MAP NO. 3788 (TO BE VACATED)
 - ENCROACHMENT PERMITS AGREEMENT - FOR 1200'S
 - SEWER EASEMENT - PN 74-20000 (TO BE VACATED)
 - ALLEY DEDICATION - MAP NO. 3788 (TO BE VACATED)
 - AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR A PUBLIC DRAIN PIPE AND INCIDENTAL PURPOSES APPROPRIATE THERE-TO FOR DOCUMENT RECORDED 1-28-10 IN BOOK 1001, PAGE 174. SEE ALSO MAP FOR FUTURE LOTS, PROJECT SAN FERNANDO A ONLY INTEREST PER 4 OF THE P.L.S. (TO BE VACATED)
 - AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELECOM COMPANY FOR STRIP OF BOTH PUBLIC LINES UNDERGROUND UTILITIES AND INCIDENTAL RELATIVE THEREOF DOCUMENT RECORDED JULY 28, 1947 IN BOOK 1001, PAGE 184. SEE ALSO SAN FERNANDO A ONLY INTEREST TO MAP FOR PLATTED LOTS (INTEREST PER 5 OF THE P.L.S.) (TO BE VACATED)
 - SEWER EASEMENT - MAP NO. 1923 (PORTION TO BE VACATED)



- LEGEND**
- INDICATES STREET RESERVATION TO BE VACATED
 1/2" STREET RESERVATION - MAP NO. 3788
 TOTAL AREA = 2,067 SQ. FT. ±
 - INDICATES SENIOR EASEMENT TO BE VACATED
 SENIOR EASEMENT - MAP NO. 3788
 TOTAL AREA = 1,316 SQ. FT. ±
 - INDICATES UN-NAMED ALLEY TO BE VACATED
 TOTAL AREA = 4,086 SQ. FT. ±
 - INDICATES DRAINAGE EASEMENT TO BE VACATED
 DRAIN AREA = 286 SQ. FT. ±
 - INDICATES FRANCHISE UTILITIES EASEMENT TO BE VACATED
 - INDICATES PROJECT BOUNDARY
 - INDICATES RECORD DATE PER MAP NO. 3788

- INDICATES UN-NAMED ALLEY DEDICATION
 TOTAL AREA = 4,086 SQ. FT. ±
- INDICATES 1/2" STREET DEDICATION - WASHINGTON STREET
 TOTAL AREA = 200 SQ. FT. ±
- INDICATES 5/8" STREET DEDICATION - UNIVERSITY AVENUE
 TOTAL AREA = 1,209 SQ. FT. ±

REFERENCE DRAWINGS
 MAP 3788
 MAP 1023
 MAP 892
 MAP 334
 MAP 3788
 MAP 1023
 MAP 892
 MAP 334
 MAP 3788
 MAP 1023
 MAP 892
 MAP 334

ASSESSOR'S PARCEL NO.'S
 444-081-1 & 2
 444-081-1 & 2

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
 BEARING OF THE LINE OF WASHINGTON STREET
 AS SHOWN ON COUNTY RECORD NO. 1084
 L.S. 1001/1002



JAN 12, 2012
 ACE NO. 48662
 DATE
 REVISIONS (PAGES 6-11-2011)

Prepared By: **LATITUDE 33 PLANNING AND ENGINEERING**
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Project Address: **S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA**

Project Name: **Vons #2784-Mission Hills S.D.P. for MCCPD**

Sheet Title: **RIGHT OF WAY AND EASEMENT DEDICATIONS AND VACATIONS**

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	1/22/10 FOURTH SUBMITTAL
Revision 3:	6/2/10 THIRD SUBMITTAL
Revision 2:	2/1/10 SECOND SUBMITTAL
Revision 1:	12/19/09 FULL SUBMITTAL
	12/17/09 COMPLETENESS REVIEW SUBMITTAL

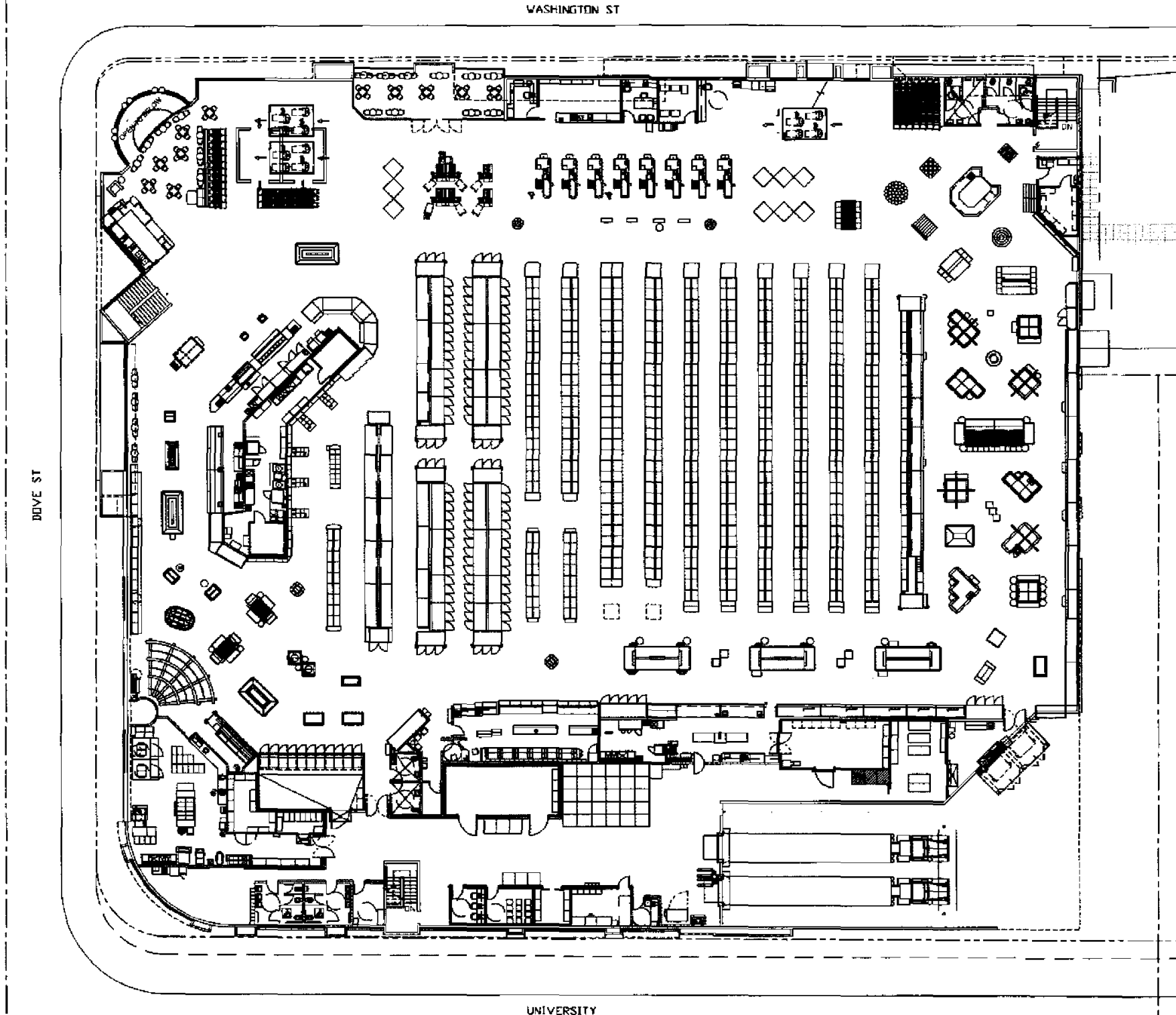
Sheet **5** of **15**
 DEP# _____

Latitude 33
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 4033 Paramount Dr. 2nd Floor
 San Diego, CA 92123
 619-751-0833 Fax 619-751-0834

VONS
 A SAFEWAY COMPANY

VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

C-4



Prepared By: MCC ARCHITECTURE

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S.E. CORNER OF WASHINGTON STREET AND

DOVE STREET, SAN DIEGO, CA

Project Name: Vons #2784-Mission Hills

S.D.P. FOR MCCPD

Sheet Title: STORE LEVEL

FLOOR PLAN

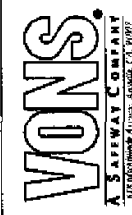
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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

4.22.10 FOURTH SUBMITTAL
 3. 8.2.10 THIRD SUBMITTAL
 2. 4.1.10 SECOND SUBMITTAL
 1. 1.14.10 PREL SUBMITTAL
 12.17.09 COMPLETENESS REVIEW SUBMITTAL

sheet 9 of 14

DEP# _____

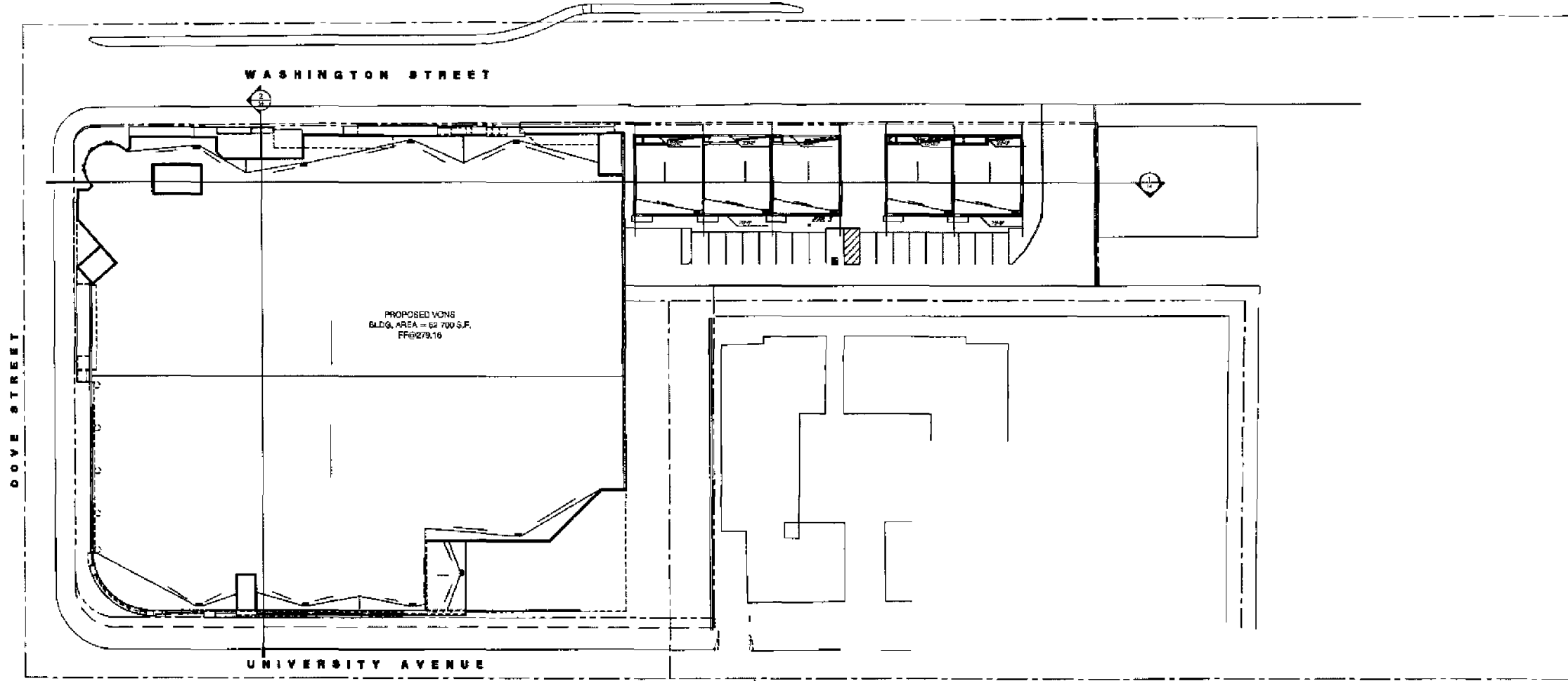
STORE LEVEL FLOOR PLAN 1



VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

DATE: 12/17/09
 DRAWN BY: M. WINKLER
 CHECKED BY: M. WINKLER
 DESIGNED BY: M. WINKLER

A-9



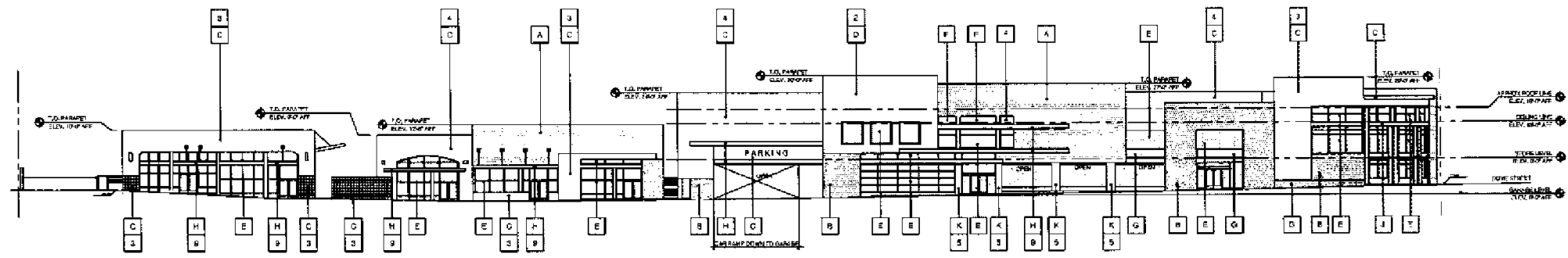
Prepared By:	_____	Revision 14:	_____
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Fax #:	626.794.8292	Revision 10:	_____
City:	SAN DIEGO, CA	Revision 9:	_____
Project Address:	S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA	Revision 8:	_____
Project Name:	Vons #2784 - Mission Hills	Revision 7:	_____
S.D.P. FOR	S.D.P. FOR MCCPD	Revision 6:	_____
		Revision 5:	_____
		Revision 4:	2.22.16 FOURTH SUBMITTAL
		Revision 3:	8.3.15 THIRD SUBMITTAL
		Revision 2:	2.4.15 SECOND SUBMITTAL
		Revision 1:	1.14.15 FULL SUBMITTAL
			12.12.09 COMPLETENESS REVIEW SUBMITTAL
Sheet Title:	ROOF PLAN	Sheet	10 of 14
		DEP#	_____



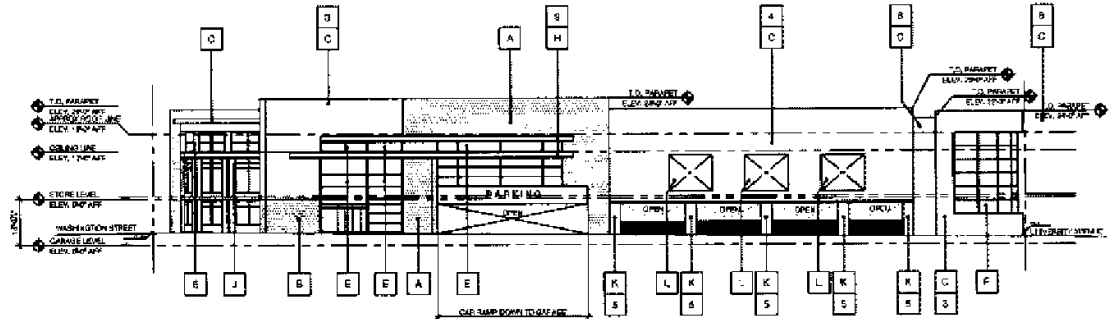
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 SITE DEVELOPMENT PERMIT
 FOR MCCPD
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 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

DATE: 11/14/16
 DRAWN BY: J. SWINLER
 CHECKED BY: W. WONG
 IN CHARGE: J. VASQUEZ

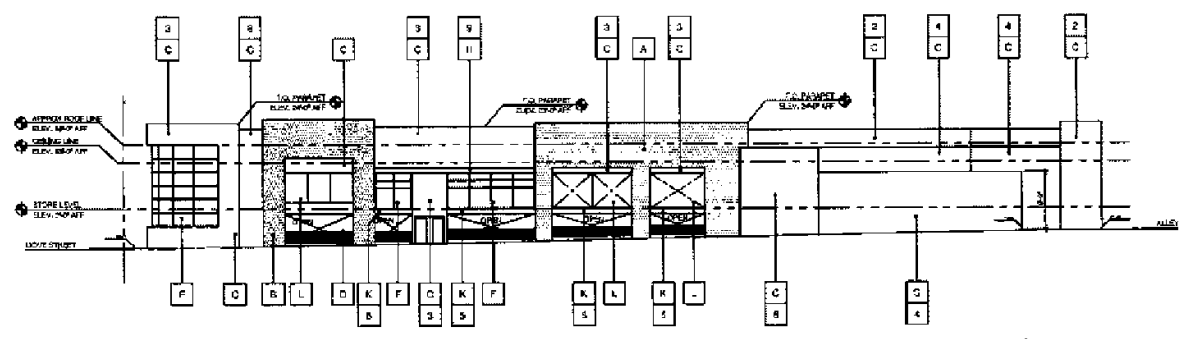
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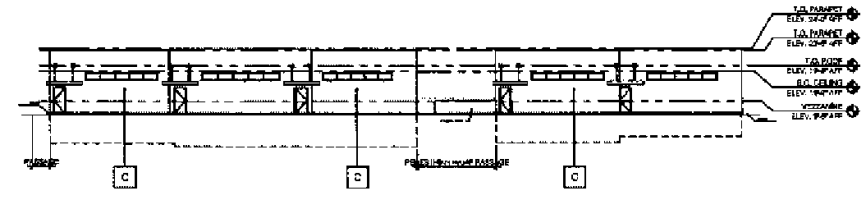
NORTH ELEVATION (WASHINGTON STREET) ①



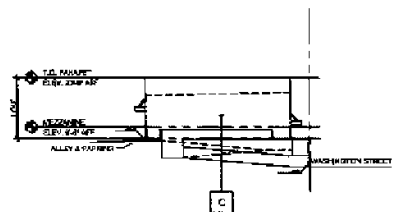
WEST ELEVATION (DOVE STREET) ②



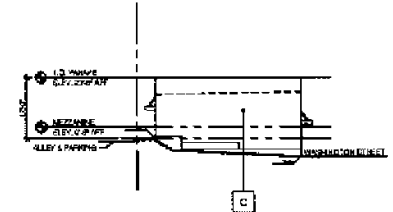
SOUTH ELEVATION (UNIVERSITY AVENUE) ③



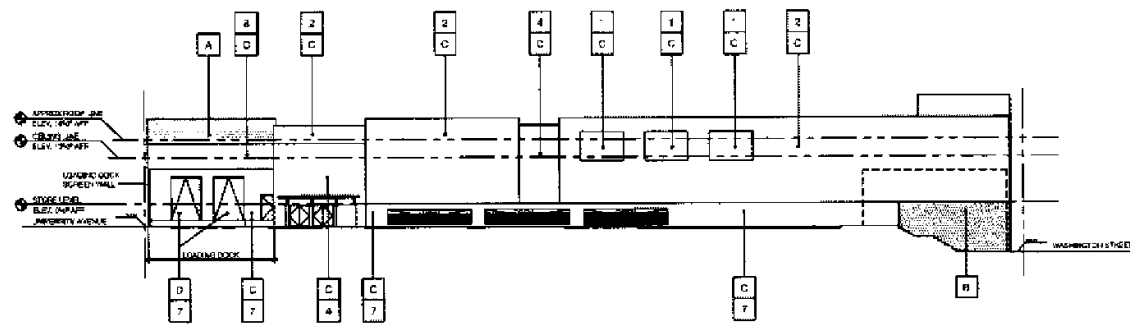
RETAIL SHOP SOUTH ELEVATION (ALLEY) ⑤



RETAIL SHOP PEDESTRIAN RAMP PASSAGE ⑦



RETAIL SHOP EAST ELEVATION ⑥



EAST ELEVATION (ALLEY) ④

MATERIAL AND COLORS KEYNOTES

A WOOD SINK ALUMINUM SEE TOUGH VIEW KEYNOTE	1 SOLID WOOD	16-18 SANDY GRAY
B BRICK MEDIUM WEIGHT, BLOCK STYLED BRICK	2 SOLID WOOD	19-20 DUSTY GRAY
C INTERIOR CONCRETE PLASTER FINISHED	3 SOLID WOOD	21-22 MEDIUM BEIGE
D ROLL UP DOORS PAINTED	4 SOLID WOOD	23-24 LIGHT BEIGE
E ALUMINUM SLIDING DOOR CLEAR ALUMINUM FRAME	5 SOLID WOOD	25-26 LIGHT GRAY
F STAINLESS STEEL & CLEAR GLASS SLIDING DOOR FRAME CLEAR ALUMINUM FRAME	6 SOLID WOOD	27-28 SANDY GRAY
G ALUMINUM GLASS PANEL	7 SOLID WOOD	29-30 LIGHT GRAY
H METAL CLOSET FINISHED	8 SOLID WOOD	31-32 SANDY GRAY
J ALUMINUM PANEL	9 SOLID WOOD	33-34 SANDY GRAY
K CONCRETE - PAINTED	10 SOLID WOOD	35-36 SANDY GRAY
L ART PAINT	11 SOLID WOOD	37-38 SANDY GRAY

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 Project Address: S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA
 Project Name: Vons #2784-Mission Hills
 S.D.P. FOR MCCPD

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 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: 4.22.10 FOURTH SUBMITAL
 Revision 4: 8.2.10 THIRD SUBMITAL
 Revision 3: 1.1.10 SECOND SUBMITAL
 Revision 1: 1.15.10 FINAL SUBMITAL
 12.17.09 COMPLETENESS REVIEW SUBMITAL

Sheet Title: EXTERIOR BUILDING ELEVATIONS
 Sheet 11 of 14
 DEP# _____



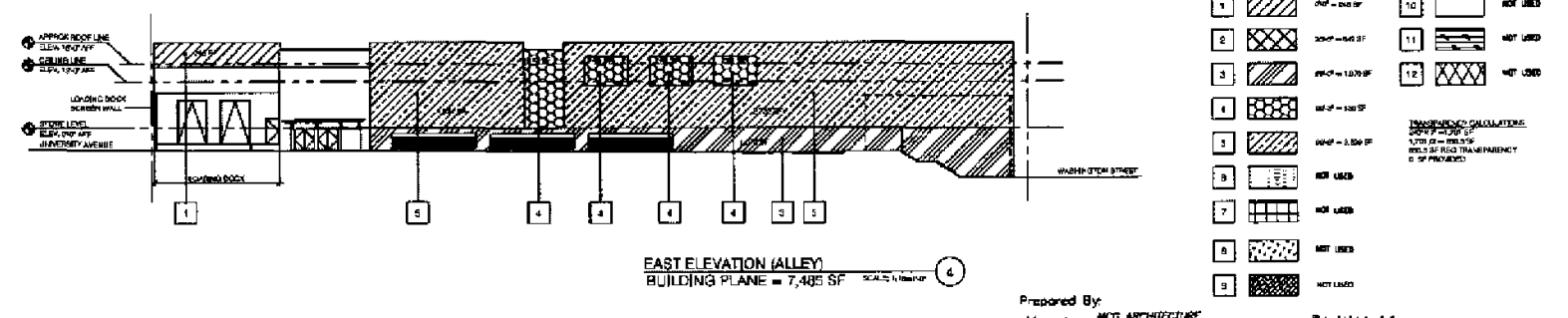
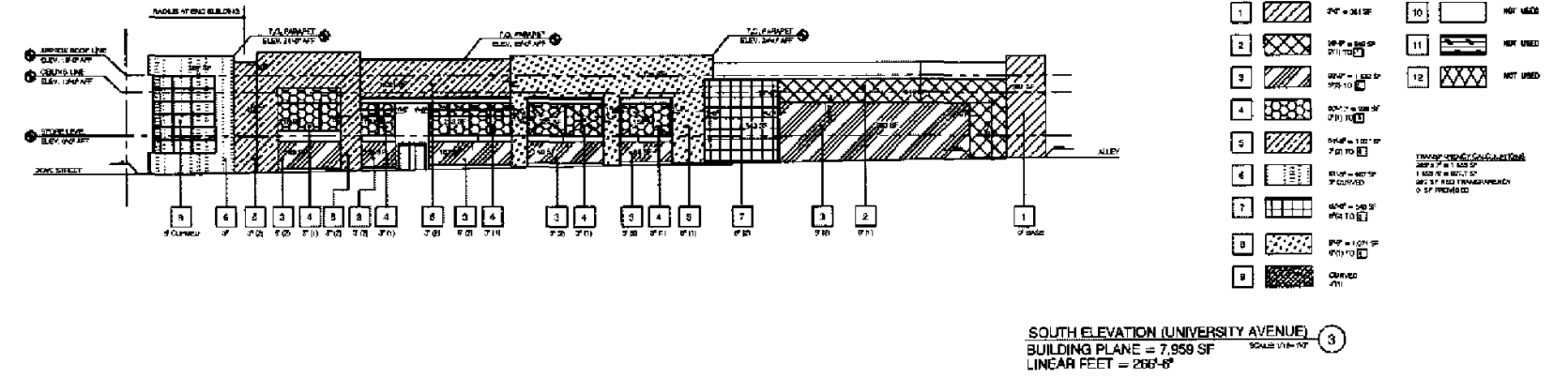
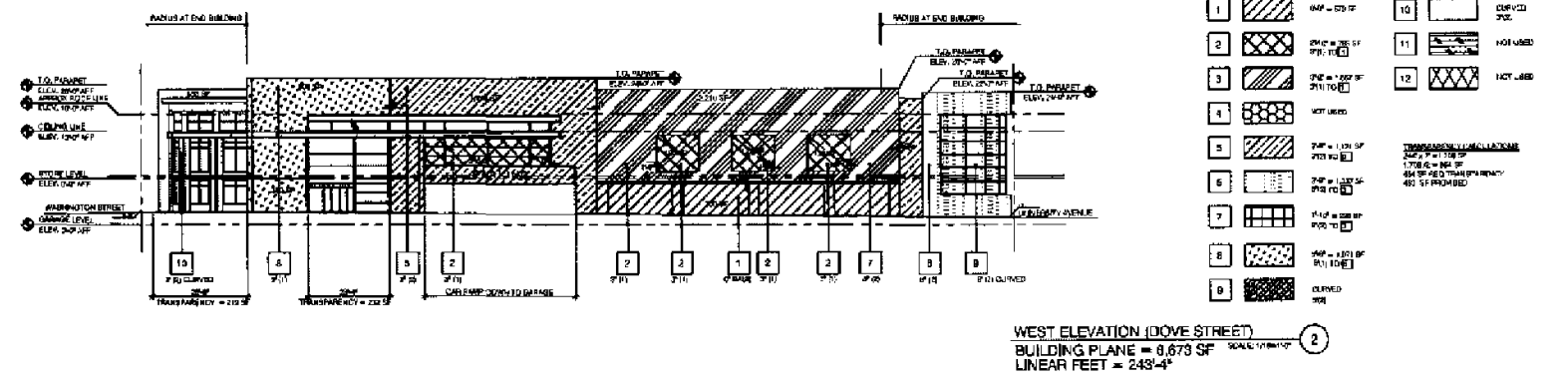
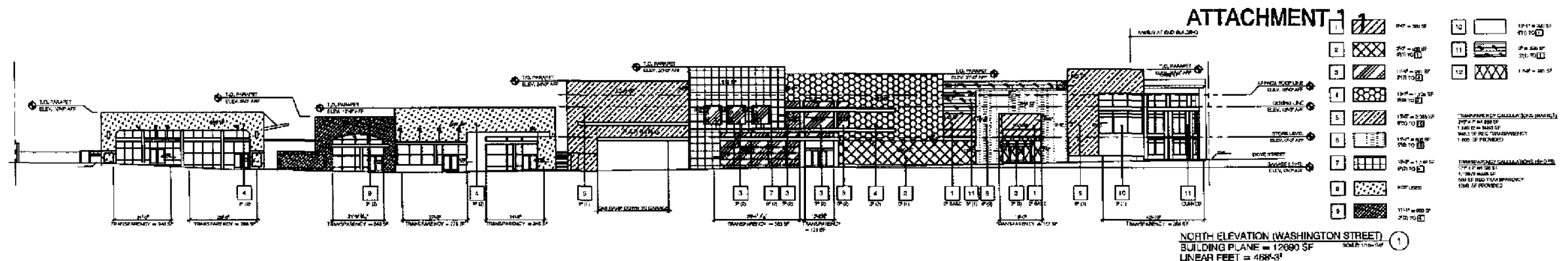
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VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
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Project Name: Vons #2784-Mission Hills

S.D.P. FOR MCCPD

Sheet Title: EXTERIOR BUILDING ELEVATIONS PLANE PROJECTIONS

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: 4-22-10 FOURTH SUBMITTAL

Revision 4: 6-2-10 THIRD SUBMITTAL


Revision 3: 4-1-10 SECOND SUBMITTAL

Revision 2: 1-16-10 FINAL SUBMITTAL

Revision 1: 12-17-09 COMPLETENESS RENEW SUBMITTAL

Sheet 12 of 14

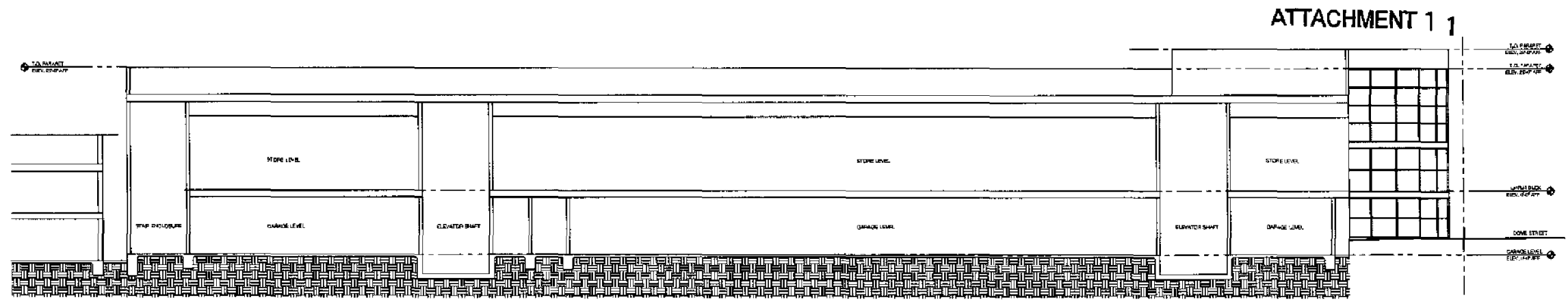
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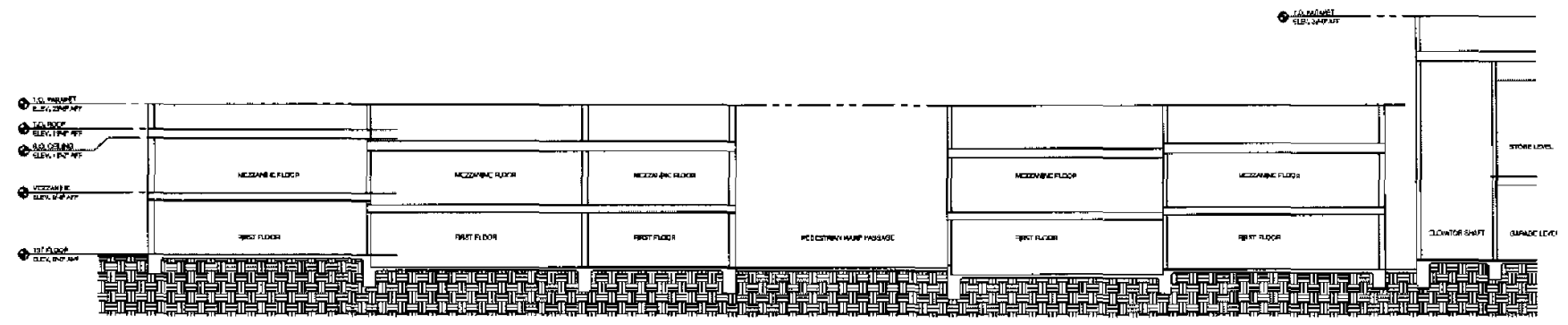
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A-12

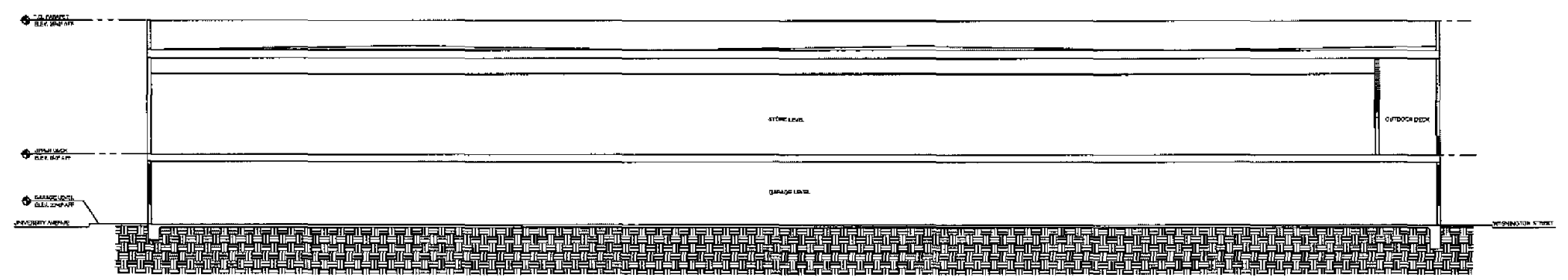
1825 San Gabriel Blvd., Suite 400
 Pasadena, California 91106
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(MARKET) PARTIAL BUILDING SECTION ①
SCALE: 1/8"=1'-0"




(RETAIL SHOPS) PARTIAL BUILDING SECTION ①
SCALE: 1/8"=1'-0"




MARKET BUILDING SECTION ②
SCALE: 1/8"=1'-0"

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 Project Address: S.E. CORNER OF WASHINGTON STREET AND Revision 7: _____
DOVE STREET, SAN DIEGO, CA Revision 6: _____
 Revision 5: _____
 Project Name: Vons #2784-Mission Hills Revision 4: 2.22.10 FIFTH SUBMITTAL
S.D.P. FOR MCCPD Revision 3: 8.2.10 THIRD SUBMITTAL
 Revision 2: 5.1.10 SECOND SUBMITTAL
 Revision 1: 1.14.10 FULL SUBMITTAL
 Revision 11: 12.17.08 COMPLETENESS REVIEW SUBMITTAL

Sheet Title: BUILDING SECTIONS Sheet 13 of 14
 DEP# _____



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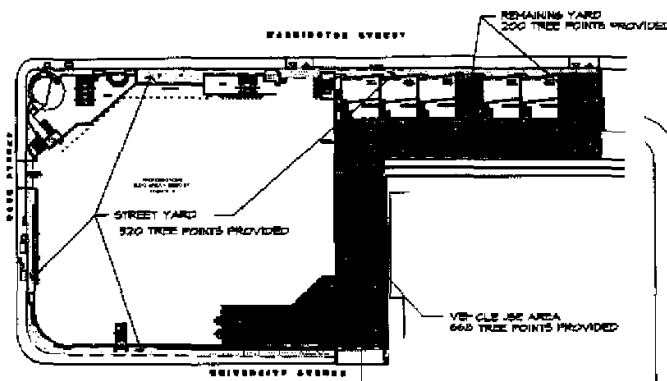


VONS
A SARTAWAY COMPANY
2777 Mission Road, San Diego, CA 92108

VONS STORE #2784
SITE DEVELOPMENT PERMIT
FOR MCCPD
S.E. CORNER OF WASHINGTON STREET
AND DOVE STREET
SAN DIEGO, CALIFORNIA

J. WINKLER
ARCHITECT
W. WONG
ARCHITECT
J. VAZQUEZ

A-13



LANDSCAPE POINTS KEY

LANDSCAPE POINTS CALCULATION

STREET YARD		
6,325 SF x 25% =	1,581 SF REQ'D	
	538 SF PROVIDED	
	943 EXCESS SF	
6,325 SF x .05 =	316 POINTS REQ'D	
	520 TREE POINTS PROVIDED	
	PROVIDING 20-24" BOX TREES	
	204 EXCESS POINTS	
REMAINING YARD		
13,025 SF x 30% =	3,908 SF REQ'D	
	342 SF PROVIDED	
	1 EXCESS SF	
13,025 SF x .05 =	651 POINTS REQ'D	
	200 TREE POINTS PROVIDED	
	PROVIDING 4-36" BOX TREES	
	135 EXCESS POINTS	
VEHICLE USE AREA		
5,367 SF x .05 =	268 SF REQ'D	
	406 SF PROVIDED	
	314 EXCESS SF	
5,367 SF x .05 =	268 POINTS REQ'D	
	660 POINTS PROVIDED	
	PROVIDING 11-36" BOX TREES (350 PTS)	
	54" - 6" GALLON SHRUBS	
	81 EXCESS POINTS	
TOTAL LANDSCAPE AREA	5,254 SF	

WATER BUDGET

(47 EtoX82X705,550 SF) = 104,805 GAL / YEAR

GENERAL NOTES

MAINTENANCE OF THE PROPERTY'S LANDSCAPE WILL BE PROVIDED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED TO BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED FOR THE CONDITIONS OF THE PERMIT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

NON-BIODIVERSIFIABLE TREE ROOT BARRIERS ARE TO BE PLACED IN ALL STREET TREE TREEWELLS AND ALONG TREES WITHIN 3' OF PUBLIC IMPROVEMENTS.

THE SITE WATER AND ROOF WATER IS BEING PIPED TO THE STORM DRAIN.

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2". EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS PLANTED WITH GROUNDCOVERS.

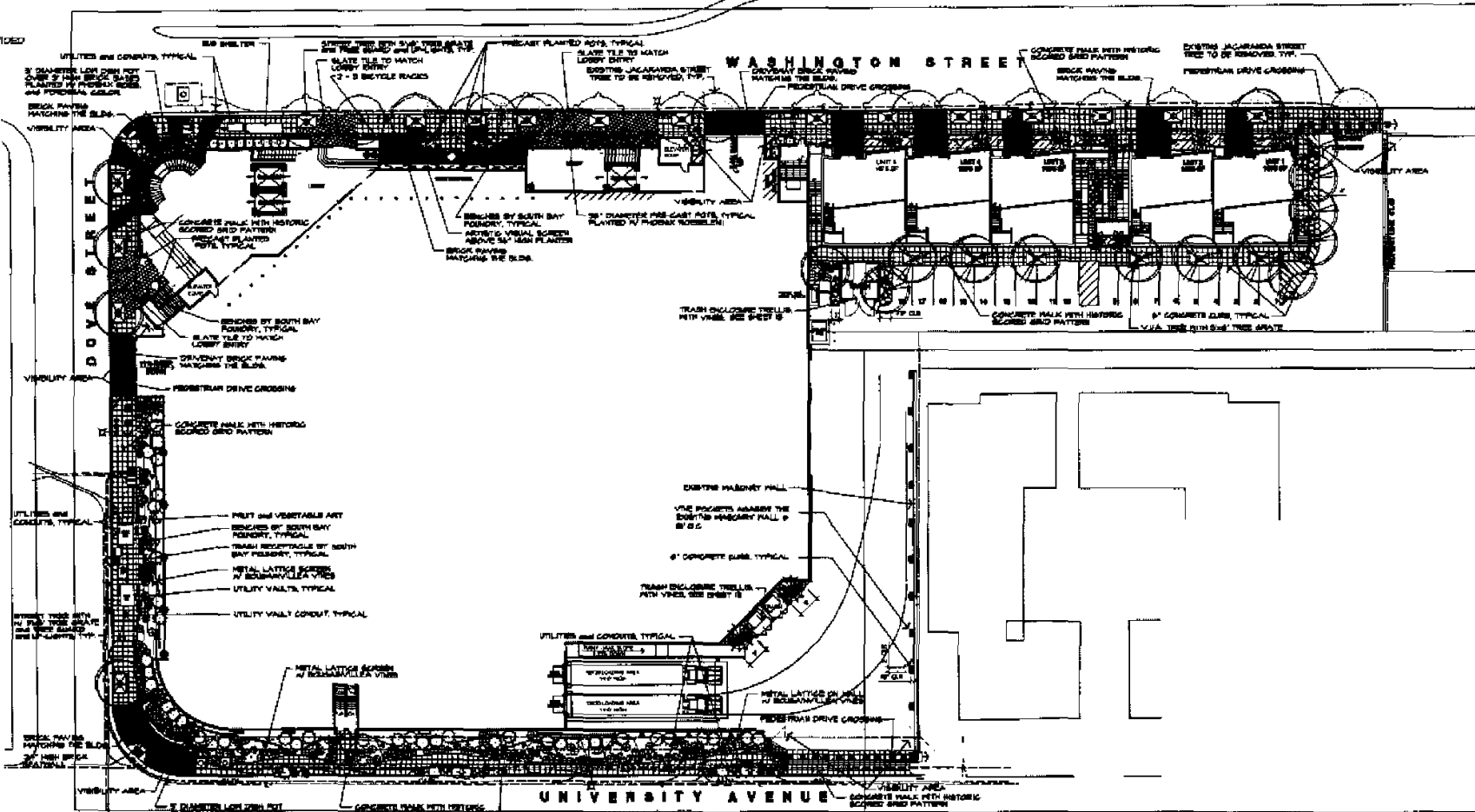
IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE SYSTEM SHALL BE A BUBBLER / DRIP DESIGN.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREES
TRAFFIC SIGNAL, STOP SIGN	20'
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10'
DRIVEWAYS	10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25'

VISIBILITY AREA

VISIBILITY AREA TO BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS. ALL OBSTRUCTIONS SHALL BE MAINTAINED TO BE CLEAR OF THE HAZARD ALLOCATION HEIGHT OF 8'.



CONCEPT PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY
○	WASHINGTON STREET TREE EX-REMOVED & REPLACED JACARANDA MIMOSIFOLIA / JACARANDA	8
○	WASHINGTON STREET TREE PROPOSED 36" BOX TREE JACARANDA MIMOSIFOLIA / JACARANDA	15
○	UNIVERSITY STREET TREE PROPOSED 36" BOX TREE TRISTANIA CONFERTA / BRISBANE BOX	10
○	SMALL AGENT PALM 24" BOX PHOENIX ROSELENI / FIFTY DATE PALM MULTI-TRUNK	23
○	FLOWERING PARKING LOT TREE 36" BOX TREE MAGNOLIA GRANDIFLORA 'ST. MARK' / SOUTHERN MAGNOLIA	18
○	DOVE STREET TREE PROPOSED 36" BOX TREE CASSIA LEPTOPYLLA / GOLD MEDALLION TREE	4
○	VERTICAL EVERGREEN TREE 36" BOX TREE PODOCARPUS GRACILIOR / PERN PINE	2
○	MEDIUM HEIGHT SHRUBS 5 GALLON ANGOZANTHOS FLAVUS 'BIG RED' / RED KANGAROO PAM DIANELLA TASHKANGA 'YELLOW STRIPE' / GOLDEN FLAX LILY PHORUM TENAX 'HACKI GREEN' / NEW ZEALAND FLAX	32
○	LOW FLOWERING SHRUBS 5 GALLON ANGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAM IRIS DOUGLASSIANA / DOUGLAS IRIS OENOTHERA BERLANDIERI / MEXICAN EVENING PRIMROSE	66
○	SELF-CLEANING VINE 5 GALLON FIGUS RUMILA / CREEPING FIG NACTADYENA INQUIS-CATI / YELLOW TRUMPET VINE PARTHENOISSIS TRICOLORATA / BOSTON IVY	14
○	SHADE FLOWERING SHRUBS 5 GALLON CAMELLIA JAPONICA / CAMELLIA ELAEOCARPUS DECIPENS 'LITTLE IMPERIAL' / DWARF JAPANESE BLUEBERRY TREE EQUSETUM HYDALE / HORSETAIL REED GRASS NAUDERA DOWSTIGIA / HEAVENLY BAMBOO	16
○	FLOWERING VINES 5 GALLON BOUBAINVILLEA SPECTABILIS 'BARBARA KARST' / BARBARA KARST BOUBAINVILLEA BOUBAINVILLEA X 'CALIFORNIA GOLD' / CALIFORNIA GOLD BOUBAINVILLEA TRELLIS BOUBAINVILLEA X 'SAN DIEGO RED' / BOUBAINVILLEA	12
○	SUGGESTIVE PERENNIALS 5 GALLON AGAVE ATTENUATA / AGAVE ALOE STRIATA / CORAL ALGAE HESPERALOE PARVIFLORA / RED YUCCA	29
○	FLOWERING PERENNIALS 5 GALLON CALLISTEMON VIMINALIS 'LITTLE JOAN' / DWARF WEEPING BOTTLEBRUSH HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS HEMEROCALLIS AURANTIACA / GOLDEN SUMMER DAYLILY TULBASHA VIOLACEA 'SILVER LACE' / SILVER LACE SOCIETY GARLIC	142
○	FLOWERING SHRUB MASS 5 GALLON ANGOZANTHOS X 'BUSH RANGER' / BIG RED KANGAROO PAM DIANELLA TASHKANGA 'YELLOW STRIPE' / GOLDEN FLAX LILY HEMEROCALLIS AURANTIACA / GOLDEN SUMMER DAYLILY	246 SF
○	SHADE SHRUB MASS 5 GALLON AGAPANTHUS AFRICANUS 'PETER PAN' / DWARF BLUE LILY OF THE NILE CAMPANULA POSCHARSKYANA / SIBERIAN BELLFLOWER CLIVIA MINATA / KAFFIR LILLY FAREBURN JAPONICA 'AUREO-MAGNATA' / LEOPARD PLANT URUPE HUSARI 'BIG BLUE' / BIG BLUE LILYTURT	441 SF



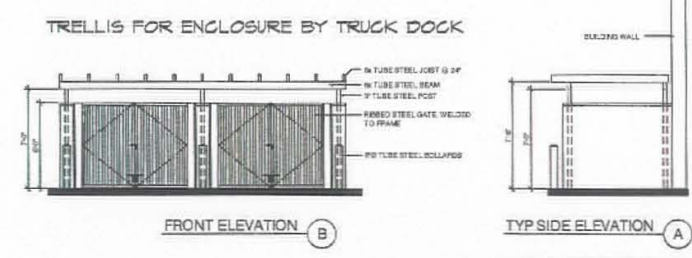
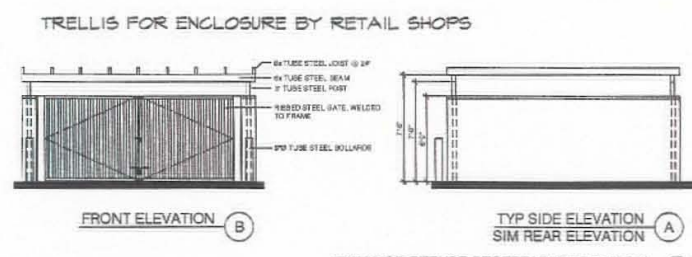
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 Phone #: 828.793.9110
 Fax #: 626.796.9225
 Project Address: S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA
 Project Name: Vons #2784-Mission Hills S.D.P. FOR MCCPD
 Sheet Title: CONCEPTUAL LANDSCAPE
 Sheet 14 of 15
 Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 7.22.10 FOURTH SUBMITTAL
 Revision 3: 8.2.10 THIRD SUBMITTAL
 Revision 2: 4.1.10 SECOND SUBMITTAL
 Revision 1: 1.18.10 FULL SUBMITTAL
 10.17.09 COMPLETENESS REVIEW SUBMITTAL
 DEP# _____

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 Pasadena, California 91106
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 vons.com

VONS STORE #2784
 SITE DEVELOPMENT PERMIT
 FOR MCCPD
 S.E. CORNER OF WASHINGTON STREET
 AND DOVE STREET
 SAN DIEGO, CALIFORNIA

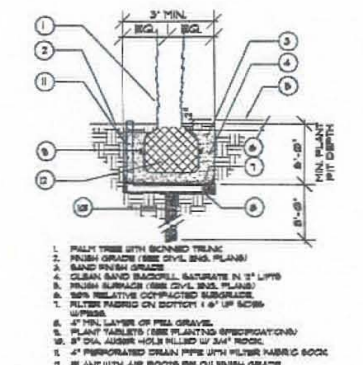
SCALE 1" = 20'

L-14

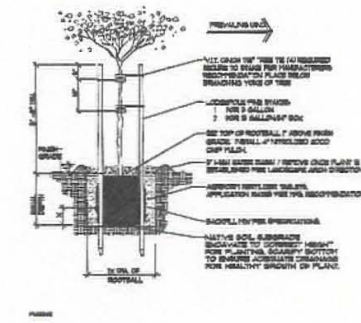


EXTERIOR REFUSE RECEPTACLE FOR RETAIL

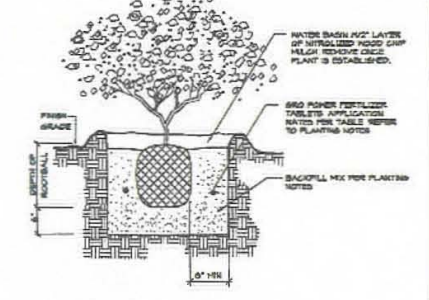
EXTERIOR REFUSE RECEPTACLE FOR VONS



PALM TREE PLANTING



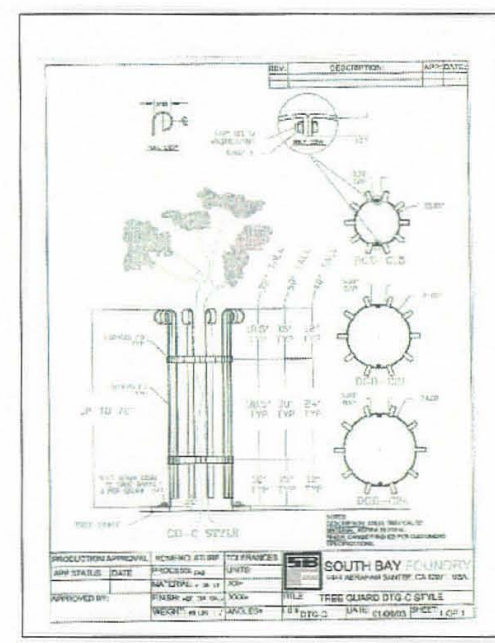
TREE PLANTING



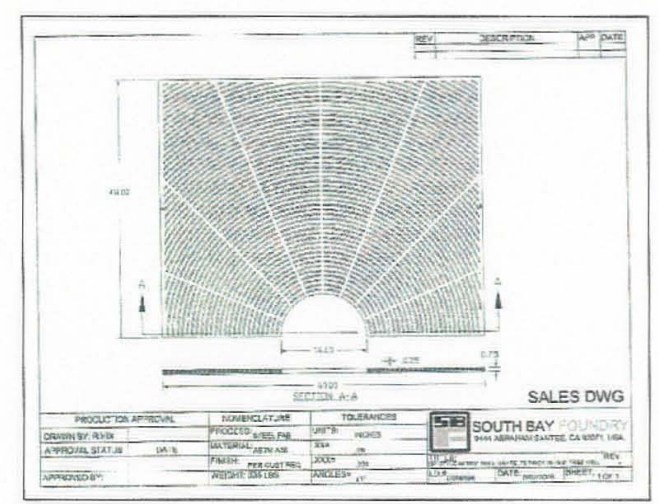
SHRUB PLANTING



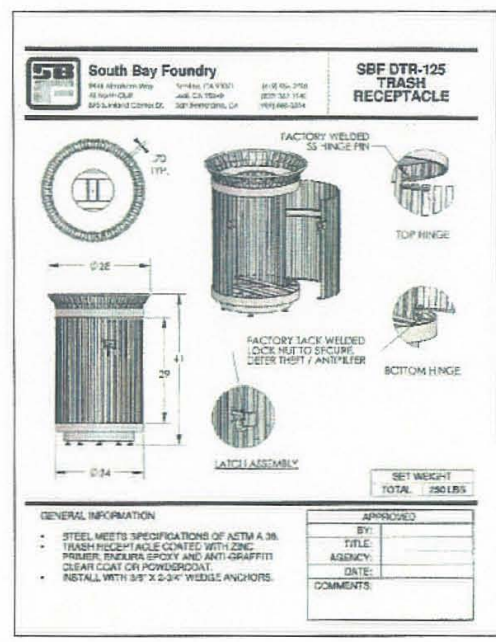
SOUTH BAY FOUNDRY BENCH, SBF 400



TREE GUARD



5'x8' TREE GRATE



TRASH RECEPTACLE

Prepared By: MCC ARCHITECTURE

Name: 1055 E. COLORADO BLVD.

Address: PASADENA, CA

Phone #: 626.793.9119

Fax #: 626.796.9295

Project Address: S.E. CORNER OF WASHINGTON STREET AND DOVE STREET, SAN DIEGO, CA

Project Name: Vons #2784-Mission Hills

S.D.P. FOR MCCPD

Revision 14:	
Revision 13:	
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Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	7.22.10 FOURTH SUBMITTAL
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Revision 2:	4.1.10 SECOND SUBMITTAL
Revision 1:	1.14.10 FULL SUBMITTAL
	12.17.09 COMPLETENESS REVIEW SUBMITTAL

Sheet Title: LANDSCAPE DETAILS

Sheet 15 of 15

DEP# _____

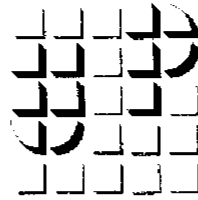
MCC
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mccarchitect.com

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www.vons.com

VONS STORE #2784
SITE DEVELOPMENT PERMIT
FOR MCCPD
S.E. CORNER OF WASHINGTON STREET
AND DOVE STREET
SAN DIEGO, CALIFORNIA

PROJECT TEAM
PROJECT ARCHITECT
P. WENZLER
ARCHITECT
W. WONG
LANDSCAPE ARCHITECT
J. VAZQUEZ

L-15



UPTOWN PLANNERS
MEMORANDUM OF MOTION
BY THE BOARD OF UPTOWN PLANNERS
Prepared July 26, 2010

The following project came before the board of Uptown Planners on June 1, 2010 for an advisory recommendation:

450 WEST WASHINGTON STREET SDP ("VONS MISSION HILLS"),- Process Five – Hillcrest –Site Development Permit, Public Right of Way Vacation for adjacent alley and Sewer Easement Abandonment to demolish existing grocery store and construct a new grocery store on a 2.19 acre site at 450 West Washington Street in the CN-2A Zone; FAA Part 77; Transit Area.

Motion Approved:

- (1.) To recommend approval of the project, as revised and presented to the board at the June 2, 2010 meeting;
- (2.) The motion included support for the deviations requested by the applicant, a list of which were presented to the board by the applicant at the June 1, 2010 board meeting.

The vote of the board of Uptown Planners in favor of the motion:

Voting YES 12 Voting NO 2 Abstain 1 (non-voting chair)

Mission Hills Town Council May 13, 2010 Minutes

Attending trustees included:

President Mark Fehlman
Treasurer Patty Ducey-Brooks
Pat Ancowitz
Paul Bower
Paul Dean
Kathy Jones
Paul Schulman
Warren Shafer

Not present:

Scott Sandel – Vice President
Karen Valentino – Secretary
Karen Foreman

I. Review of Action Items

- A. Paul Bower reported that Pat Ancowitz and Karen Foreman are receiving continuing training on Constant Contact. Another session is planned for June 2010.
- B. Mark Fehlman reported on behalf of Scott Sandel that the revised bylaws will be ready for the July Town Hall meeting.

II. Vons update

- A. Following a presentation and discussion by Randi Cooper of Latitude 33 Planning & Engineering, and Page Winkler of MCG Architects the Mission Hills Town Council made a Motion re: the Vons' project:

The Mission Hills Town Council approves the progress to date of the existing proposal and the response of Vons and its representatives to community comments, and encourages them to continue with the refinement of this proposal.

Also, the Mission Hills Town Council opposes of widening of the road on University Avenue, adjacent to the property, as well as the requirement for public entry doors on University Avenue and more than one on Dove Street.

The Mission Hills Town Council encourages the San Diego City Council to approve the deviations requested by the applicant.

Patty Ducey-Brooks made the motion.
Paul Dean seconded the motion
All attending trustees approved the motion.

- B. For the record, Mark Fehlman stated that this has been a long, collaborative process. Vons' reps, Mission Heritage reps and MHTC reps met in May 2009. Presentations have been made to the Hillcrest Town Council, MHTC and Uptown

Planners. The MHTC and Mission Hills Heritage reps have provided architectural input for the best design possible.

C. On June 1 at the Uptown Planners meeting a vote will be taken to determine the outcome of the months of discussion, adjustments and changes to the Vons' project.

III. Email/Newsletter status

A. Paul Bower has asked that someone else take on the responsibility of the email newsletter.

B. Paul Dean proposed that Franz (a resident who has started a Web site referring to Mission Hills) be considered for this task.

C. After further discussion, it was agreed that Paul Dean would meet with Franz and that he would be invited to the next MHTC meeting to present his proposal.

IV. Mission Hills Farmers, Market

A. Richard Steigner, executive director of the Mission Hills BID, informed the MHTC that a farmers' market is scheduled to start at 3 to 7 p.m. on Friday, June 25. They will then occur every Friday thereafter. They will take place on Falcon Street between Fort Stockton and Washington Street.

B. Richard Steigner said the City of San Diego has asked for a letter of support from the community.

C. Paul Dean motioned to approve the farmers' market

D. Warren Shafer seconded the motion

E. The motion was approved with unanimous approval

V. Sculptures' Report

A. Mark Fehlman and Paul Dean announced a \$5,000 donation (via an estate) to the MHTC that is to be used for community art. They are proposing a sculpture. Additional discussions are to follow re: the type of art and artists.

B. Patty Ducey-Brooks, treasurer, will set up a separate account for the funds.

VI. Treasurer's Report

A. Patty Ducey-Brooks provided the financial report for the MHTC.

B. Warren Shafer motioned for approval of the treasurer's report

C. Kathy Jones seconded the motion

D. The motion was approved with unanimous approval

E. Mark Fehlman asked the treasurer to provide a forecasting report relative to funds on hand.

VII. Business Enhancement Committee

A. Paul Dean announced that there are two potential new restaurants to be located at IMission.

VIII. Membership Committee

A. Kathy Jones announced that there 23 new members at the \$25 level; and 5 new members at the \$50 level. Additionally, someone has become a member at the \$500 level.

IX. Traffic & Safety Committee

A. Paul Schulman gave a brief report (due to time restraints). There was a robbery in the business district on Reynard and University Avenue. More information will follow.

X. July 4th Committee

A. Pat Ancowitz said that things are progressing well with the 3rd Annual 4th of July celebration. Another committee meeting will be held before the next MHTC meeting.

XI. Mission Nights

A. Richard Steigner of the Mission Hills BID spoke for Scott Sandel. The continuation of Mission Nights will take place on Wednesday, May 19. The new MHTC art committee will have a significant role at this event.

The meeting adjourned at 8:20 p.m.

Ownership Disclosure Statement

Vons Mission Hills, PTS#201016

Owner:

The Vons Companies, Inc.,

a wholly owned subsidiary of Safeway Inc.,

(see attached list of officers of Safeway Inc.)

SAFEWAY INC. OFFICERS & ASSISTANT OFFICERS

EXECUTIVE OFFICERS

Steven A. Burd Chairman, President & Chief Executive Officer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Diane M. Dietz Executive Vice President & Chief Marketing Officer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Robert L. Edwards Executive Vice President & Chief Financial Officer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Bruce L. Everette Executive Vice President – Retail Operations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Larree M. Renda Executive Vice President – Chief Strategist & Administrative Officer	5918 Stoneridge Mall Road Pleasanton, CA 94588
David F. Bond Senior Vice President – Finance & Control (Chief Accounting Officer)	5918 Stoneridge Mall Road Pleasanton, CA 94588
David T. Ching Senior Vice President & Chief Information Officer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Robert A. Gordon Senior Vice President, Secretary & General Counsel	5918 Stoneridge Mall Road Pleasanton, CA 94588
Russell M. Jackson Senior Vice President – Human Resources	5918 Stoneridge Mall Road Pleasanton, CA 94588
Melissa C. Plaisance Senior Vice President – Finance & Investor Relations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Kenneth M. Shachmut Senior Vice President – Strategic Initiatives, Health Initiatives and Re-Engineering	5918 Stoneridge Mall Road Pleasanton, CA 94588
David R. Stern Senior Vice President – Planning and Business Development	5918 Stoneridge Mall Road Pleasanton, CA 94588

Jerry Tidwell Senior Vice President – Supply Operations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Donald P. Wright Senior Vice President – Real Estate & Engineering	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Steven R. Frisby Senior Vice President – Portland Division	16300 SE Evelyn Street Clackamas, OR 97015
Scott Grimmatt Senior Vice President – Denver Division	6900 S. Yosemite Englewood, CO 80112
Thomas C. Keller Senior Vice President – Vons	618 Michillinda Avenue Arcadia, CA 91007
Donald C. Keppta Senior Vice President – Dominick's	5918 Stoneridge Mall Road Pleasanton, CA 94588
Paul McTavish Senior Vice President – Texas Division	3663 Briarpark Drive Houston, TX 77042
Steven J. Neibergall Senior Vice President – Eastern Division	4551 Forbes Boulevard Lanham, MD 20706
Karl Schroeder Senior Vice President – Northern California Division	5918 Stoneridge Mall Road Pleasanton, CA 94588
Gregory A. Sparks Senior Vice President – Seattle Division	1121 - 124th Avenue NE Bellevue, WA 98005
Daniel J. Valenzuela Senior Vice President – Phoenix Division	2750 S. Priest Drive Tempe, AZ 85282
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Traci Adams Vice President – Corporate Floral	5918 Stoneridge Mall Road Pleasanton, CA 94588
Colin Anderson Vice President – Information Security	5918 Stoneridge Mall Road Pleasanton, CA 94588

Ralph J. Anderson Vice President – Leasing	5918 Stoneridge Mall Road Pleasanton, CA 94588
Randy N. Anderson Vice President – Finance – Northern California Division	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Henry C. Bash Vice President – Retail Operations – Eastern Division	4551 Forbes Boulevard Lanham, MD 20706
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Steven E. Berndt Vice President Real Estate	5918 Stoneridge Mall Road Pleasanton, CA 94588
Peter D. Bigley Vice President – IT	5918 Stoneridge Mall Road Pleasanton, CA 94588
James Blumling Vice President – Alcohol/Tobacco	5918 Stoneridge Mall Road Pleasanton, CA 94588
Richard L. Bolf Vice President – Compensation	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steve C. Borowitz Vice President – Perishables Seafood	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Joseph C. Chandler Vice President – Merchandise Planning	2750 South Priest Drive Tempe, AZ 85282
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John R. Cohen Vice President – Dairy & Refrigerated	5918 Stoneridge Mall Road Pleasanton, CA 94588
Franklin D. Conley Vice President – Finance – Phoenix Division	2750 South Priest Drive Tempe, AZ 85282
Christy L. Consler Vice President – Leadership Planning	5918 Stoneridge Mall Road Pleasanton, CA 94588
Nancy Cota Vice President –Innovation & New Product Dev. Consumer Brands	5918 Stoneridge Mall Road Pleasanton, CA 94588
Dan Cousins ¹ Vice President – Leadership Development	5918 Stoneridge Mall Road Pleasanton, CA 94588

¹ Pending Board approval on 12/7/10.

Richard D. Cox Senior Vice President – Labor Relations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Kevin M. Curry Vice President – Main Meal	5918 Stoneridge Mall Road Pleasanton, CA 94588
Donald Davidson Vice President – Strategic Sourcing	5918 Stoneridge Mall Road Pleasanton, CA 94588
Glenn E. Davis Vice President – Finance – Eastern Division	4551 Forbes Boulevard Lanham, MD 20706
Philip L. Defliese, Jr. Vice President – Finance – Seattle Division	1121 – 124th Avenue NE Bellevue, WA 98005
Edward A. Diver Vice President – IT	2800 Ygnacio Valley Road Walnut Creek, CA 94598
Alan J. Dobbins Vice President – Finance – Denver Division	6900 S. Yosemite Englewood, CO 80112
George Dordevic Vice President – Creative Production Services	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Alfred G. Duran Vice President – Strategic Initiatives	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Dian B. Emerson Vice President Human Resources Diversity and Inclusion	5918 Stoneridge Mall Road Pleasanton, CA 94588
Joseph Ennen Senior Vice President – Consumer Brands	5918 Stoneridge Mall Road Pleasanton, CA 94588
Terry Exner Vice President – Marketing Planning	5918 Stoneridge Mall Road Pleasanton, CA 94588
Brooke Fan Vice President – Supply Chain	5918 Stoneridge Mall Road Pleasanton, CA 94588
Michael J. Ferrell Group Vice President – NASC	20427 N. 27th Avenue #100 Phoenix, AZ 85027

James Fessler Vice President – Corporate Construction & Design	5918 Stoneridge Mall Road Pleasanton, CA 94588
Debra Fifes Vice President – Consumer Insights	5918 Stoneridge Mall Road Pleasanton, CA 94588
James A. Foltz Vice President – Corporate Brands Lucerne	5918 Stoneridge Mall Road Pleasanton, CA 94588
Bradley S. Fox Vice President & Treasurer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Ronald K. Fujishige Vice President – Business Unit General Manager	5918 Stoneridge Mall Road Pleasanton, CA 94588
Howard M. Gerelick Vice President – Real Estate Denver & Phoenix Divisions	6900 S. Yosemite Englewood, CO 80112
Roger L. Glenn Group Vice President – Talent Management	5918 Stoneridge Mall Road Pleasanton, CA 94588
Kenneth D. Gott Vice President – Brand Licensing Lucerne	2800 Ygnacio Valley Road Walnut Creek, CA 94598
Scott D. Graham Vice President – Market Research	5918 Stoneridge Mall Road Pleasanton, CA 94588
Carl A. Graziani Senior Vice President – Supply Chain	5918 Stoneridge Mall Road Pleasanton, CA 94588
Kelly Griffith Senior Vice President (President, Merchandising)	5918 Stoneridge Mall Road Pleasanton, CA 94588
Mark D. Hadley Vice President – Corporate Bakery	5918 Stoneridge Mall Road Pleasanton, CA 94588
Thomas L. Hanavan Vice President – Real Estate Law	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steve Hanson Vice President – Retail Operations – Randall's	3663 Briarpark Drive Houston, TX 77042
Bernard Hardy Vice President – Retail Operations Northern California Division	5918 Stoneridge Mall Road Pleasanton, CA 94588
Gerard A. Hoffman Vice President – Marketing Planning Portland, Seattle & Randall's Divisions	5918 Stoneridge Mall Road Pleasanton, CA 94588

ATTACHMENT 13

Bruce Hunt Vice President – Corporate Fuel Operations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Jewel Ann Hunt Vice President – Deli Food Service	5918 Stoneridge Mall Road Pleasanton, CA 94588
Alan B. Iverson Vice President – Retail Operations – Seattle Division	1121 – 124th Avenue NE Bellevue, WA 98005
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Miles C. Kendall Vice President – Retail Division CFO	618 Michillinda Avenue Arcadia, CA 91007
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Dianne M. Lamendola Group Vice President – IT	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Shawn Leavitt Vice President – Benefits	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Phillip S. Markert Vice President – Merchandising	5918 Stoneridge Mall Road Pleasanton, CA 94588

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Joseph Orr Vice President – Real Estate	5918 Stoneridge Mall Road Pleasanton, CA 94588
Christiane Pelz Vice President – Investor Relations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Joe Perry Vice President – Director Retail Initiatives	5918 Stoneridge Mall Road Pleasanton, CA 94588
Ronald Person Vice President – Retail Merchandising Execution	16300 SE Evelyn Street Clackamas, OR 97015
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Rick Pickering Vice President – Retail Operations	5918 Stoneridge Mall Road Pleasanton, CA 94588

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Dan Pryor Vice President – Media Production & Corporate Communications	5918 Stoneridge Mall Road Pleasanton, CA 94588
Jonathan G. Quinn Vice President – Initiatives & Innovative Customer Management	5918 Stoneridge Mall Road Pleasanton, CA 94588
Evan L. Rainwater Vice President – Logistics	5918 Stoneridge Mall Road Pleasanton, CA 94588
Carrie Rasmussen ² Vice President – IT Services	5918 Stoneridge Mall Road Pleasanton, CA 94588
Douglas J. Ratto Senior Vice President – Alcohol/Tobacco, General Merchandise, Home Care and Family Care	5918 Stoneridge Mall Road Pleasanton, CA 94588
Lori J. Raya Senior Vice President – Deli/Food Service, Branded Concepts, Dairy/Refrigerated and Frozen	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steve Rempel ³ Group Vice President Application Development	5918 Stoneridge Mall Road Pleasanton, CA 94588
Robert Reorda Vice President – Retail Operations – Seattle Division	1121 – 124th Avenue NE Bellevue, WA 98005
San Retna Vice President – IT	2800 Ygnacio Valley Road Walnut Creek, CA 94598
James Paul Reuter Vice President - Development	5918 Stoneridge Mall Road Pleasanton, CA 94588
Patty A. Rich Vice President – IT	20435 North 26th Avenue MS-1545 Phoenix, AZ 85027
Gary S. Rocheleau Vice President – Retail Merchandising Execution – Vons	5918 Stoneridge Mall Road Pleasanton, CA 94588

² Pending Board approval on 12/7/10.

³ Pending Board approval on 12/7/10.

Chris Rossi Vice President FP&A, Non-Perishables	5918 Stoneridge Mall Road Pleasanton, CA 94588
Doug Ruygrok Vice President – Labor Relations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Gary L. Schmidt Vice President – Tax	5918 Stoneridge Mall Road Pleasanton, CA 94588
Tom Schwilke President & General Manager, Perishables	5918 Stoneridge Mall Road Pleasanton, CA 94588
Jim Seiple Group Vice President – Consumer Brands – Research and Development	5918 Stoneridge Mall Road Pleasanton, CA 94588
Donald B. Shaw Vice President – Corporate Real Estate President – PDA	5918 Stoneridge Mall Road Pleasanton, CA 94588
James Q. Sheeran Vice President – Corporate Meat	5918 Stoneridge Mall Road Pleasanton, CA 94588
Elizabeth Shoemaker Vice President – Brand Marketing	5916 Stoneridge Mall Road Pleasanton, CA 94588
Scott Shores Vice President – Lifestyle	5928 Stoneridge Mall Road Pleasanton, CA 94588
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Gary Slabaugh Vice President – Real Estate	1121 - 124th Avenue NE Bellevue, WA 98005
Kathleen Smith Vice President – Loss Prevention	5918 Stoneridge Mall Road Pleasanton, CA 94588
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Frank W. Stegman Vice President – Labor Relations East	4551 Forbes Boulevard Lanham, MD 20706
Richard B. Stein Vice President – Merchandising Execution, Eastern	5918 Stoneridge Mall Road Pleasanton, CA 94588

Kevin Thompson Vice President – Facilities Management	5918 Stoneridge Mall Road Pleasanton, CA 94588
Paul D. Thompson Group Vice President – Financial Planning & Analysis	5918 Stoneridge Mall Road Pleasanton, CA 94588
Tamara M. Tollefson Vice President – Business Unit General Manager	5918 Stoneridge Mall Road Pleasanton, CA 94588
Luis D. Trujillo Vice President – Consumer Brands (Category development team)	5918 Stoneridge Mall Road Pleasanton, CA 94588
Phillip M. Tucker Vice President – Lifestyle	5918 Stoneridge Mall Road Pleasanton, CA 94588
Larry D. Vanderdoes Vice President – Retail Operations – Vons	618 Michillinda Avenue Arcadia, CA 91007
George M. Waidelich Vice President – Energy Operations	5918 Stoneridge Mall Road Pleasanton, CA 94588
Barbara T. Walker Group Vice President – Advertising & Marketing	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steven D. Walker Vice President – Corporate Retail Services	5918 Stoneridge Mall Road Pleasanton, CA 94588
Adam A. Wampler Vice President – Retail Merchandising Execution	5918 Stoneridge Mall Road Pleasanton, CA 94588
Joshua H. Waters Vice President – Corporate Pricing	5918 Stoneridge Mall Road Pleasanton, CA 94588
Christopher White Vice President – IT Finance	5918 Stoneridge Mall Road Pleasanton, CA 94588
Geoff R. White Senior Vice President – Produce, Floral and Bakery	5918 Stoneridge Mall Road Pleasanton, CA 94588
Valerie Noel Wilson Vice President – Customer Analysis & Implementation	5918 Stoneridge Mall Road Pleasanton, CA 94588
Rich Winters Vice President – RME Norcal	5918 Stoneridge Mall Road Pleasanton, CA 94588
Gerald B. Wolfe Vice President & COO – PDA	5918 Stoneridge Mall Road Pleasanton, CA 94588

Bradley T. Wolfson Vice President – Strategic & Health Initiatives	5918 Stoneridge Mall Road Pleasanton, CA 94588
Michael S. Wolfson Group Vice President – Information Technology	2800 Ygnacio Valley Road Walnut Creek, CA 94598
Jocelyn Wong Group Vice President – Shopper Marketing and Planning	5918 Stoneridge Mall Road Pleasanton, CA 94588
Dan Russell Wood Vice President – Financial Planning & Analysis	5918 Stoneridge Mall Road Pleasanton, CA 94588
Edgar J. Wright, Jr. Vice President – Division Merchandising Produce	5918 Stoneridge Mall Road Pleasanton, CA 94588
William Zachry Vice President – Risk Management, Workers' Compensation	5918 Stoneridge Mall Road Pleasanton, CA
Christy L. Zierau (Chilcote) Vice President – Advertising	5918 Stoneridge Mall Road Pleasanton, CA 94588
David J. Zylstra Senior Vice President – PDC	618 Michillinda Avenue Arcadia, CA 91007
<u>Assistant Officers</u>	
Jon Anderson Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Marilyn K. Beardsley Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Theodore K. Bell Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Sharman K. Braff Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Elena B. Dietrich Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588

ATTACHMENT 13

Laura A. Donald Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Genevieve T. Dougherty Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Ann C. Elliott Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Karen Elliott Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Ann B. Erickson Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steven J. Gouig Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Elizabeth A. Harris Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
William G. Harris Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Valerie D. Lewis Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Linda MacDonald Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Lissa G. Maldonado-Kiser Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Wendall Mitchell Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Lisa A. Olsen Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Alan Pope Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588

Gigi Remington Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Mark J. Rogers Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Denise M. Roman Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Dennis M. Stokely Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Dana Waller Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Ray W. West, Jr. Assistant Vice President & Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Kevin Wing Assistant Vice President & Assistant Secretary	618 Michillinda Avenue Arcadia, CA 91007
Edgar C. Tippet Assistant Vice President	4551 Forbes Boulevard Lanham, MD 20706
Robin H. Knight Assistant Secretary & Assistant Treasurer	5918 Stoneridge Mall Road Pleasanton, CA 94588
Todd Hailpern Assistant Secretary	20427 N. 27th Avenue #100 Phoenix, AZ 85027
Don Johnson Assistant Secretary	20427 N. 27th Avenue #100 Phoenix, AZ 85027
Maryl Lum Assistant Secretary	5918 Stoneridge Mall Road Pleasanton, CA 94588
Steve McCoy Assistant Secretary	20427 N. 27th Avenue #100 Phoenix, AZ 85027
Helen Morton Assistant Secretary	20427 N. 27th Avenue #100 Phoenix, AZ 85027
Samuel A. Shink Assistant Secretary	618 Michillinda Avenue Arcadia, CA 91007

DEVELOPMENT SERVICES
Project Chronology
Vons Mission Hills - PTS# 201016

Date	Action	Description	City Review Time	Applicant Response
01/15/10	First Submittal	Project Deemed Complete		
02/23/10	First Assessment Letter		27 days	
04/02/10	Second Submittal			28 days
04/23/10	Second Review Complete		15 days	
06/03/10	Third Submittal			29 days
06/24/10	Third Review Complete		15 days	
07/23/10	Fourth Submittal			26 days
08/06/10	Fourth Review Complete		11 days	
08/17/10	Fifth Submittal			7 days
08/25/10	Fifth Review Complete		6 days	
08/26/10	Sixth Submittal			1 day
09/08/10	Sixth Review Complete		9 days	
09/08/10	Issues Complete		0 days	
11/18/10	Public Hearing		51 days	
TOTAL STAFF TIME			134 days	
TOTAL APPLICANT TIME				91 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	7 months and 15 days	

PROJECT DATA SHEET

PROJECT NAME:	Vons Mission Hills	
PROJECT DESCRIPTION:	Demolish an existing grocery store and construct a new grocery store and other retail buildings, surface and enclosed parking garage, landscaping and other private and public improvements.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Site Development Permit; Alley & Sewer Easement Vacation; Drainage Easement Vacation & Street Reservation Vacation.	
COMMUNITY PLAN LAND USE DESIGNATION:	Mixed Use	
<u>ZONING INFORMATION:</u>		
ZONE: CN-2A HEIGHT LIMIT: 150 foot maximum height limit. LOT SIZE: 10,000 square-foot minimum lot size. FLOOR AREA RATIO: 1.25 maximum. FRONT SETBACK: 0 feet. SIDE SETBACK: 6 feet. STREETSIDE SETBACK: 0 feet. REAR SETBACK: 6 feet. PARKING: 143 parking spaces required.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Mixed Use; CN-2A.	Commercial
SOUTH:	Residential; MR-1000.	Residential
EAST:	Mixed Use; CN-2A.	Commercial & Residential
WEST:	Mixed Use & Residential; CN-2A & MR-1000.	Commercial & Residential
DEVIATIONS OR VARIANCES REQUESTED:	1. The applicant is requesting a deviation to have approximately 10,600 square feet of ground floor commercial area where a minimum of 21,360 square	

	<p>feet of ground floor commercial area is required.</p> <ol style="list-style-type: none"> 2. The applicant is requesting deviations to have no pedestrian access on University Avenue where 3 pedestrian accesses are required and to have only 1 pedestrian access on Dove Street where 3 pedestrian accesses are required. 3. The applicant is requesting deviations to have only 3 off-setting planes on the south elevation where 7 offsetting planes are required and to have only 3 offsetting planes on the west elevation where 7 offsetting planes are required. 4. The project proposes no transparency on the University Avenue elevation where 927 square feet of transparency is required and only 453 square feet of transparency on the Dove Street elevation where 854 square feet of transparency is required. 5. The project proposes to have only a 10-foot curb-to-property line right-of-way on the Washington Street frontage where a 14-foot curb-to-property line right-of-way is required on that street frontage.
<p>COMMUNITY PLANNING GROUP RECOMMENDATION:</p>	<p>The Uptown Community Planners voted, on June 1, 2010, 12:2:0 to recommend approval. The Mission Hills Town Council voted unanimously, on May 13, 2010, to recommend approval of the proposed project. The Hillcrest Town Council heard a presentation by the application yet did not take a vote.</p>

Fisher, John

From: Balsamo, Edward J CIV NAVFAC SW [edward.balsamo@navy.mil]
Sent: Friday, May 07, 2010 3:25 PM
To: Fisher, John
Cc: Ed Balsamo
Subject: VONS Mission Hills Project

Mr. Fisher, please see my comment below, which I also submitted to the Uptown Community Planning Group.

Ed Balsamo
 (619) 929-9020

-----Original Message-----

From: Balsamo, Edward J CIV NAVFAC SW
Sent: Friday, May 07, 2010 14:52
To: 'leo.wikstrom@sbcglobal.net'
Cc: 'Ed Balsamo'
Subject: Uptown Planners - VONS Mission Hills Project

Chairman,

I attended the Uptown Planners meeting on May 4, 2010, and I wanted to submit a comment on the proposed "VONS Mission Hills" project.

I agree strongly with the comment made by Roy Dahl that the Vons needs a pedestrian access point on the University Ave. side of the store. Vons made a lot of statements on May 4th about their intention to build a "pedestrian friendly" center. However, anyone who lives south and east of the shopping center now has to walk all the way around to Washington St. to get into the store. They have two entrance lobbies on Washington, none on University. There are many elderly people, mothers with carriages, and people in general that live east and/or south of the current Vons. Many of these folks currently walk to the Vons, in part because it has the convenient entrance on the south side of the store. Asking them to walk over to Washington may seem like little to ask, but if you are arriving from the Hillcrest/Bankers Hill side of town, that added inconvenience is enough to cause you to jump into your car. Think about all the homes and apartments in the 1st/3rd/4th/5th avenue portion of Hillcrest off of University Ave. and south, not to mention all the residences off of University and down in the canyons directly south of the store. Do we want more cars from these areas clogging the streets to get to Vons, or do we want to encourage the environmentally-friendly, health-friendly, community-friendly option of walking? The current Vons has entrances on both sides and with good reason: I would bet anything that more people arrive on foot to Vons from the University side than the Washington Side. Folks that live north of Washington in these areas probably walk to the Albertsons, right across the street. Folks arriving from Historic Mission Hills to this Vons are further away and mostly likely drive to either Vons or Albertsons. It is the folks south and east of the Vons site who are the most likely to walk to the store! Washington St. is not a big pedestrian street. Has this even been studied or considered? Also, take a look at the Whole Foods the other direction on University. It has entrances on both the Robinson and University sides, which provides great pedestrian access whether you are arriving from the north or the south.

The best idea would be for Vons to provide direct store access from University (elevator, staircase, whatever). But I understand that Vons has to make some business decisions about the layout of the store. So at a minimum, I request that they put a pedestrian opening on the University side so that people can walk through the parking garage to the lobby entrances on the Washington side. The design right now proposes a long, bland wall along University.

A simple pedestrian opening there might break up the design, in addition to shortening the pedestrian commute (physically and psychologically). ALSO, the pedestrian opening would lessen the problem of pedestrians having to traverse the Dove St. parking garage opening to get to the store from University Ave. This was raised on May 4th and it is a valid concern: having the opening to the garage cut right through the main pedestrian access sidewalk for all pedestrians coming from south of University is an accident waiting to happen (either car-pedestrian, or car-car as they wait in the Dove intersection for pedestrians to cross before turning into the garage). Why not divert at least some of this foot traffic through the parking garage, where drivers are more alert for walking shoppers? From what I can tell, this could be accomplished without impacting the loading/work areas to the rear of the store.

Like many people, I moved to Hillcrest/Mission Hills because it is the MOST pedestrian friendly neighborhood in San Diego. But this proposed Vons is inconsistent with that tradition. It does not encourage pedestrian use. To the contrary, it encourages shoppers, especially those to the south and east, to get into their cars and use the new parking garage. As was pointed out at the meeting, the last thing we need is more cars on University Ave during rush hour. Please rectify this mistake in the design for the new Vons.

As a second point: the Vons should use its roof for solar panels. It's a going to be a large, flat surface in a sunny area. Why not? The upfront investment by Vons would probably pay itself off in tax incentives and savings on electrical bills within a few years. If the City can't get solar for a project like this, for a project proponent with the resources that Vons has, then when can it get it? The state has very ambitious goals when it comes to greenhouse gas reductions; Uptown and Vons need to do their part. More pedestrians, less cars, and solar panels.

Sincerely,

Ed Balsamo
Uptown Resident
(619) 929-9020