

RESOLUTION NUMBER R-293940

ADOPTED ON OCTOBER 3, 2000

WHEREAS, the City of San Diego, Owner, and McMillin-NTC, LLC, a Delaware limited liability company [the Master Developer], Permittee, filed an application with the City of San Diego Planning and Development Review Department for a Master Planned Development Permit [MPDP] and a Coastal Development Permit [CDP] to redevelop the Naval Training Center [NTC] site which is legally described as Parcels 1-7, 9-14, and 18 of Record of Survey [R.O.S.] 16556, and is located along Rosecrans Street between Lytton Avenue and North Harbor Drive, and is west of the San Diego International Airport (Lindbergh Field) within the Peninsula Community Planning Area; and

WHEREAS, on September 28, 2000, the Planning Commission of the City of San Diego considered MPDP/CDP No. 99-1076, and voted to recommend City Council approval of the permit; and

WHEREAS, the Redevelopment Agency of the City of San Diego and Master Developer have entered into the Naval Training Center Disposition and Development Agreement dated as of June 26, 2000 [DDA], which allocates certain financial and other responsibilities regarding the Naval Training Center Redevelopment Project. The City of San Diego Redevelopment Agency [Redevelopment Agency] and the City of San Diego also have entered into the Cooperation Agreement dated as of June 26, 2000, which provides for the cooperation between the Redevelopment Agency and the City of San Diego in connection with the Naval Training Center

Redevelopment Project. To the extent the conditions of the MPDP/CDP No. 99-1076 impose any "Additional City-Imposed Requirements" as defined in Section 9.15 of the DDA, then the provisions regarding allocation of financial responsibility for Additional City-Imposed Requirements as specified in the DDA shall apply; and

WHEREAS, the matter was set for public hearing on October 3, 2000, 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 this Council adopts the following findings with respect to MPDP/CDP Permit No. 99-1076:

I. COASTAL DEVELOPMENT PERMIT FINDINGS:

- A. The proposed coastal development will not encroach upon any existing physical accessway that is legally utilized by the general public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.**

As a former military base recently conveyed to the City of San Diego, the subject site did not previously allow for access by the general public and is currently not subject to an adopted Local Coastal Program. However, the proposed NTC Project includes the adoption of the NTC Precise Plan and Local Coastal Program Land Use Plan which will become the policy document for the project area and will provide physical accessways to be legally utilized by the general public and will provide for protection of public views to and along the ocean and other scenic coastal areas. The proposed development is consistent with the policies described in the NTC Precise Plan and Local Coastal Program Land Use Plan and will provide public accessways to and along the waterfront in the form of a landscaped Esplanade. The Esplanade provides pedestrian access around the perimeter of the boat channel with public seating areas, meandering paths, lighting, paving and landscaping, and ranges from 50 to 150 feet in width. The Esplanade will provide ample and convenient pedestrian connections at the park, hotel sites, USS Recruit and utilizes the existing pedestrian bridge

crossing the channel to link the western and eastern portions of the site, and the underpass will provide access from the site to Spanish Landing. The proposed development has been designed to be consistent with the scale and architectural character of the existing development on site and that of the surrounding neighborhoods, and public views across the site from the public vantage points west of Rosecrans Street will be preserved, as described in Mitigated Negative Declaration No. 99-1076.

B. The proposed Coastal Development Permit will not adversely affect environmentally sensitive lands.

The project site was previously graded to accommodate the existing former military facilities on site and as a result, no natural landform features exist on the property. A National Register Historic District consisting of 51 existing buildings and historically significant site features and landscaping has been formed and the *NTC Guidelines for the Treatment of Historic Properties* document, which is incorporated as part of this MPDP/CDP Permit No. 99-1076, will ensure protection of these resources. Specifically, the proposed development adjacent to the Historic District has been designed to be compatible with the surrounding development by incorporating similar shapes and forms, such as hipped roofs and arches, but not detract attention away from the historic resources or mimic the historic resources presenting a false representation of history. In addition, the proposed project has mitigation measures which require all modifications to existing structures or additions within the NTC Historic District to comply with the Secretary of the Interior's Standards for the Treatment of Historical Properties. The compliance with this provision will protect against adverse impacts to historic resources. The project also is required to implement a monitoring program as defined in the City of San Diego Paleontological Guidelines by a qualified paleontologist during excavation of the subterranean portion of the parking structure. This measure will protect against potential impacts to any paleontological resources. As a condition of approval, the applicant will be required to comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 99-1076, with respect to Historical Resources, Paleontological Resources, Transportation/Circulation/ Parking, Noise, Geology/Soils, Water Quality, Visual Quality/Aesthetics, and Biological Resources.

C. The proposed Coastal Development Permit is in conformity with the certified Local Coastal Program Land Use Plan and complies with all the regulations of the certified implementation program.

As described in Finding A previously, as a former military base recently conveyed to the City of San Diego, the subject site is currently not subject to a certified

Local Coastal Program Land Use Plan. However, the proposed NTC Project includes the adoption of the NTC Precise Plan and Local Coastal Program Land Use Plan which will become the policy document for the project area and will provide an implementation program. The project will comply with the proposed NTC Precise Plan and Local Coastal Program Land Use Plan which designates the subject property for residential, commercial, educational, office/research and development, mixed use, park and open space, visitor/hotel, business/hotel, Metropolitan Wastewater Department, and Regional Public Safety Training Institute uses. Further, the project will comply with the implementation program and its regulations/guidelines pertaining to the subject property including the land use and development standards the implementing RT-1-4, RM-2-5, CR-1-1, OP-1-1, CV-1-1 and CC-5-5 zones, excepting the deviations as outlined within this permit.

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

As described in Finding I.A. above, as a former military base recently conveyed to the City of San Diego, the subject site is currently not subject to a certified Local Coastal Program Land Use Plan or the Coastal Overlay Zone. Portions of the project site are located between the nearest public roadway and the sea/public shoreline and the project site will be incorporated into the Coastal Overlay Zone as part of the proposed zoning of the site, and is in conformance with the public access and public recreation policies per Chapter 3 of the California Coastal Act.

II. MASTER PLANNED DEVELOPMENT PERMIT FINDINGS:

- A. The proposed development will not adversely affect the applicable land use plan for the subject property.**

The proposed NTC Project includes amendment of the Peninsula Community Plan and the adoption of the NTC Precise Plan and Local Coastal Program Land Use Plan for the purpose of changing the land-use designation from the current military related industry to residential, commercial, educational, office/research and development, mixed use, park and open space, visitor/hotel, business/hotel, Metropolitan Wastewater Department, and Regional Public Safety Training Institute uses, and for the purpose of certifying a Local Coastal Program Land Use Plan for the site. The proposed project will be developed to be consistent with the

proposed NTC Precise Plan and Local Coastal Program Land Use Plan, and therefore no adverse impacts will occur as a result of project implementation.

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

The permit prepared for the NTC Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the City's Land Development Code in effect for this project; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

The project will comply with the development regulations in effect for the subject property as described in MPDP/CDP Permit No. 99-1076, and the regulations/guidelines pertaining to the subject property per the San Diego Municipal Code including the land use and development standards of the implementing RT-1-4, RM-2-5, CR-1-1, OP-1-1, CV-1-1 and CC-5-5 zones, excepting the deviations as outlined within this permit..

In addition, the proposed development will be required to obtain Building Permits to show that all construction will comply with all applicable Building and Fire Code requirements. The proposed project includes mitigation measures to offset potential impacts to the environment from Historical Resources, Paleontological Resources, Transportation/ Circulation/ Parking, Noise, Geology/Soils, Water Quality, Visual Quality/Aesthetics, and Biological Resources, as described in Mitigated Negative Declaration [MND] No. 99-1076. Rosecrans Street will be widened to provide an additional northbound through lane, traffic signals will be added on Rosecrans Street and North Harbor Drive and adequate parking will be provided to mitigate impacts to traffic circulation, congestion and parking needs. Measures to achieve an interior noise level of 45 dBA Community Noise Equivalent Level (CNEL) within all habitable rooms of new residential structures and a noise level of 65 dBA CNEL within all usable exterior areas of new residential developments will be incorporated into the design of the structures. A report addressing any health and safety impacts for any excavations required for construction of structures or utilities in areas mapped with contaminants will be submitted prior to the recordation of the first final map and/or issuance of the first grading permit. The Regional Water Quality Control Board shall concur with the new land uses, type of excavations, and health and safety plans of that report. The Permittee will assure the provision and long term

maintenance of facilities and devices which assure adequate water quality Best Management Practices to the satisfaction of the City Engineer.

C. The proposed development will comply with the applicable regulations of the City's Land Development Code.

The proposed project includes a Master Planned Development Permit which allows flexibility in the strict adherence to the development requirements of the underlying zone of the site. The proposed residential development includes deviations to some lot width and setback requirements and architectural design features. The maximum residential density on individual lots within the RM-2-5 zone will have flexibility, although overall density in this specific area will not exceed permitted density under the RM-2-5 zone. The deviations are permitted to allow for a creative, more desirable, planned development that will be beneficial to the community and is consistent with the purpose and intent of the regulations for creating the type of development recommended for the area in the adopted NTC Precise Plan and Local Coastal Program Land Use Plan.

Residential lots fronting the landscaped Promenade, specifically Lot Nos. 85-89 and Nos. 95-99 of Unit No. 1, and Lot Nos. 16-20 and Nos. 28-32 of Unit No. 2, will not have minimum frontage on a dedicated street, however access and utilities will be provided through the adjacent public alley. Lots located at the rear of Quarters A, B, C and D, specifically Lot Nos. 7, 9, 11 and 13 of Unit No. 5, will not have minimum frontage on a dedicated street, however access will be provided off Dewey Street and through a reciprocal access agreement between the subject lots, as allowed under this MPDP No. 99-1076. Excepting the deviations as outlined within this permit, the proposed project will comply with the development regulations in effect for the subject property per the San Diego Municipal Code and the implementing RT-1-4, RM-2-5, CR-1-1, OP-1-1, CV-1-1 and CC-5-5 zones.

D. The proposed development, when considered as a whole, will be beneficial to the community.

The project site is a former military base that has recently been conveyed to the City of San Diego. As part of the conveyance process, a Reuse Plan was developed, reviewed and adopted by the San Diego City Council in order to ensure that the planned uses and development will be compatible with, integrated into and enhance the surrounding neighborhood. The subject site is currently not subject to a certified Local Coastal Program Land Use Plan, however, the proposed NTC Project includes the adoption of the NTC Precise Plan and Local Coastal Program Land Use Plan which will become the policy document for the project area and will

implement the Reuse Plan. The project will comply with the proposed NTC Precise Plan and Local Coastal Program Land Use Plan which designates the subject property for residential, commercial, educational, office/research and development, mixed use, park and open space, visitor/hotel, business/hotel, Metropolitan Wastewater Department, and Regional Public Safety Training Institute uses. Further, the project will comply with the implementation program and its regulations/guidelines pertaining to the subject property including the land use and development standards of the implementing RT-1-4, RM-2-5, CR-1-1, OP-1-1, CV-1-1 and CC-5-5 zones, excepting the deviations as outlined within this permit. The proposed development provides buildings designed with special consideration of the architectural character of the surrounding residential neighborhood and the National Register listed historic buildings within the project area.

The project includes the preservation and rehabilitation of the National Register listed Naval Training Center Historic District. Specially created Historic District design guidelines, *Naval Training Center San Diego Guidelines for the Treatment of Historic Properties* and the *U.S. Secretary of the Interior's Standards and Criteria for the Treatment of Historic Properties* will be used in the treatment of historic properties and new development within the historic district. This preservation program will ensure the retention of a historical and cultural resource important to the history of the nation as well as the San Diego community for the benefit of current and future citizens of San Diego and the United States.

- E. Any proposed deviations pursuant to Section 126.0602(B)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The project will comply with the proposed NTC Precise Plan and Local Coastal Program Land Use Plan for land use designations. The proposed residential development in the RT-1-4 and RM-2-5 zones includes deviations to some lot width and setback requirements, parking space size requirements and architectural design feature dimensions and placement. Some individual lots within the RM-2-5 zone will have densities that exceed the maximum allowed density for the lot but the overall density in this specific area will not exceed permitted density under the RM-2-5 zone. The proposed development, while deviating from some of the development regulations of the implementing zones, provides buildings designed with special consideration of the architectural character of the surrounding residential neighborhood and the National Register listed historic buildings within the project area. Architectural features such as open front porches, hipped roofs, chimneys, courtyards, garages placed in the rear of the property, etc. have been added to the design of the residential development to be more compatible with the

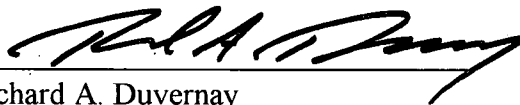
surrounding neighborhood character. Features such as arches, hipped tile roofs and open arcades have been added to the office development to integrate features representative of the historic buildings.

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 Master Planned Development Permit/Coastal Development Permit No.99-1076 is granted to the City of San Diego, Owner, and McMillin-NTC, LLC, a Delaware limited liability company, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

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Or.Dept:Clerk
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Reviewed by PJ Fitzgerald

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW
PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MASTER PLANNED DEVELOPMENT PERMIT/
COASTAL DEVELOPMENT PERMIT
NO. 99-1076
NAVAL TRAINING CENTER (MMRP)
CITY COUNCIL**

This Master Planned Development Permit [MPDP]/Coastal Development Permit [CDP] is granted by the Council of the City of San Diego to THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, Owner, and MCMILLIN-NTC, LLC, a Delaware limited liability company (the "Master Developer"), Permittee, pursuant to the San Diego Municipal Code [SDMC]. The approximately 360-acre site is located along Rosecrans Street between Lytton Avenue and North Harbor Drive, and is west of the San Diego International Airport (Lindbergh Field). The property is currently unzoned and is within the Peninsula Community Planning Area. The project site is legally described as Parcels 1-7, 9-14 and 18 of R.O.S. 16556.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/ Permittee to redevelop the Naval Training Center [NTC] site described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated October 3, 2000, on file in the Office of Planning and Development Review. The facility shall include:

- a. Demolition of existing structures;
- b. Subdivision of the property into ten parcels with each parcel containing several lots; and grading activities, as described in Vesting Tentative Map [VTM] No. 99-1076;
- c. Construction of 350 new single-family and multi-family residential dwelling units;
- d. Construction of seven buildings comprising approximately 380,000-square-feet of new commercial office space;
- e. Rehabilitation of existing buildings within the Mixed Use (including Historic District) and Educational Areas to allow new uses as defined by the NTC Precise Plan/LCP and the implementing CR-1-1 zone;
- f. Landscaping (planting, irrigation and landscape related improvements);
- g. Off-street parking facilities; and

- h. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the California Coastal Commission, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate 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 Permittee signs and returns the Permit to the Planning and Development Review Department; and
- b. The Permit is recorded in the office of the San Diego County Recorder.

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

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

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

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

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

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated October 3, 2000, on file in the Office of Planning and Development Review. No changes, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It

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

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing 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 new 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. Prior to issuance of any grading permits for this project, a final subdivision map(s) shall be recorded on the subject property, consistent with the provisions in the approved NTC Disposition and Development Agreement [DDA], on file in the Office of the City of San Diego Redevelopment Agency.

11. Zoning: Zoning of the subject property shall become effective with recordation of the corresponding final subdivision map for the project site. In the event ownership of portions of the NTC project site have not been conveyed from the United States Navy to the City of San Diego at the time of the recording of the corresponding final subdivision map, zoning of those affected portions of the subject property shall become effective with conveyance of the property to the City of San Diego.

12. This permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved Exhibits "A," dated October 3, 2000, on file in the Office of Planning and Development Review and the NTC Disposition and Development Agreement (DDA), on file in the Office of the City of San Diego Redevelopment Agency.

13. Parking Structure: Construction of any new parking structure(s) will require an amendment to this permit or a future Process Three permit. The parking structure shall be designed to be in conformance with the *NTC Urban Design Guidelines*.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. The applicant shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 99-1076, satisfactory to the City Manager and the City Engineer. Prior to issuance of grading or building permits, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Historical Resources, Paleontological Resources, Transportation/Circulation/ Parking, Noise, Geology/Soils, Water Quality, Visual Quality/Aesthetics, and Biological Resources.

15. **TRANSPORTATION REQUIREMENTS:**

The applicant shall assure the following transportation improvements to the satisfaction of the City Engineer. Prior to issuance of the first building permit for new building construction, the applicant shall assure the transportation improvements described in conditions 19(c) through 19(h); prior to recordation of the first final map, the applicant shall assure the transportation improvements described in conditions 19(a), 19(b), and 19(i) through 19(m) consistent with the map filing program identified in Condition No. 11 of the VTM Conditions attached to Resolution No. R-293939, to the satisfaction of the City Engineer.

- a. The developer shall upgrade the existing structural section to meet the City of San Diego design standards or an equivalent alternative structure section for the following collector streets: Farragut Road, Worden Road, Roosevelt Road, Dewey Road, Cushing Road, Truxtun Road, Decatur Road, Halsey Road (Unit No. 8 and Lot No. 3 of Unit 10), Kincaid Road (Unit No. 8, Unit 9 and Unit 10), McCain Road (Unit 10 and subject to the conditions outlined in the M.O.U. with the Port of San Diego) and Spruance Road (Lot No. 2 of Unit 9 and Unit 10), satisfactory to the City Engineer.
- b. The developer shall eliminate the mid-block pedestrian crosswalks along Cushing Road, Decatur Road, Truxtun Road, Dewey Road, Roosevelt Road and Worden Road. Pedestrian crosswalk can only be installed at controlled intersections.
- c. The applicant shall construct southbound left and right turn lanes from Rosecrans Street onto Nimitz Boulevard. Also, construct a northbound left-turn lane from Rosecrans Street onto Nimitz Boulevard, satisfactory to the City Engineer.
- d. At the intersection of Rosecrans Street and Laning Street, the applicant shall construct an eastbound shared left/through lane on Laning Street, and a westbound left-turn lane from Laden Street onto Rosecrans Street. Also, the applicant shall construct a northbound through lane and a southbound through lane on Rosecrans Street, satisfactory to the City Engineer.
- e. The applicant shall construct a northbound right-turn lane from Rosecrans to Laning Road heading eastbound. Also, construct a westbound right-turn lane and one westbound shared left turn/through lane at Laning Road, satisfactory to the City Engineer.
- f. The applicant shall construct an additional southbound left-turn lane from Rosecrans Street onto Worden Road, satisfactory to the City Engineer.
- g. The applicant shall construct traffic signals at the following intersections including median improvements, satisfactory to the City Engineer:
 - I. Rosecrans Street with Worden Road, Roosevelt Road (signal modification only), and Laning Road. The applicant shall construct a traffic signal interconnect along Rosecrans Street from Nimitz Boulevard to Laden Street.
 - II. Laning Road with Cushing Road.
 - III. Laning Road with North Harbor Drive (signal modification only).

IV. North Harbor Drive with Lee Road (including a traffic signal interconnect between this signal and McCain Road). Prior to the issuance of the first building permit within Unit No. 8, the applicant shall re-evaluate the need for this traffic signal to the satisfaction of the City Engineer.

V. North Harbor Drive with McCain Road.

- h. The applicant shall incorporate bus stops along Rosecrans, satisfactory to the City Engineer.
- i. The applicant shall widen Roosevelt Road to 20' curb-to-curb south of the existing guardhouse, satisfactory to the City Engineer.
- j. The applicant shall provide street lights, satisfactory to the City Engineer.
- k. The applicant shall provide sidewalks, pedestrian ramps and driveway cuts, in conformance with this MPDP No. 99-1076, satisfactory to the City Engineer.
- l. The applicant shall provide traffic control at the non-signalized intersections, satisfactory to the City Engineer.
- m. The applicant shall provide a median break at the intersection of Laning Road and Decatur Road, satisfactory to the City Engineer.
- n. Prior to issuance of the first building permit within Units 3 through 6, the applicant shall execute a shared parking agreement, and provide a parking management plan, including phasing for the construction of a parking structure(s) (if the intensity of use actually developed warrants the construction of such parking structure or structures) to accommodate up to approximately 3,750 parking spaces, to assure adequate supply of parking on site, satisfactory to the City Engineer. The parking management plan shall include the requirement for annual parking studies, through build-out of Units 3 through 6, to evaluate impacts of non-park users on parking spaces provided within the public park areas, and NTC generated users on adjacent residential streets west of Rosecrans street. The first parking study shall be submitted to the City Engineer within one year of issuance of the first building permit. If, based on results of any submitted parking study, it is determined that impacts of non-park users to parking spaces within the public park areas are occurring, or impacts of NTC generated users on adjacent residential streets west of Rosecrans Street are occurring, the applicant shall provide an internal shuttle transit system connecting the parking structure and other shared parking facilities to uses within Units 3 through 6 (including the public park areas), or some other alternative, satisfactory to the City Engineer and the City Park and Recreation Director.

16. **ENGINEERING REQUIREMENTS:**

- a. Prior to the issuance of any building permits, the developer shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with the San Diego Municipal Code in a manner satisfactory to the City Engineer.

- b. Drainage: The drainage system as shown on VTM No. 99-1076 has not been approved. The existing and proposed storm drain system for the NTC Project site will require deviations and will result in some flooding up to first floor finished elevations during storm events. The City Engineer will work cooperatively with the developer to minimize flooding potential. Only those deviations which accomplish this will be considered for approval by the City Engineer.
- c. Drainage: The developer shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
- d. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *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 developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. 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. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

- e. Prior to building occupancy, the developer shall conform to SDMC section 62.0203, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

17. GEOLOGY REQUIREMENTS:

- a. An updated geotechnical investigation report will be required to be submitted to LDR Geology for review and approval prior to issuance of final improvement plans, grading plans, and/or grading permits. The updated geotechnical investigation will need to be prepared in accordance with the City's "Technical Guidelines for Geotechnical Reports." The report will need to include additional geotechnical borings, address dewatering, provide final mitigation for liquefiable soils (i.e., surcharge fills, removal and recompaction, compaction grouting, and/or stone columns), and address remedial grading areas. Geotechnical analysis and recommendations shall include protection of existing utilities, abandonment or replacement of utilities, any requirements for settlement monitoring, and specific foundation recommendations.
- b. An updated report addressing site specific soil and groundwater contamination will be required to be submitted to LDR Geology for review and approval prior to issuance of final improvement plans, grading plans, and/or grading permits. The report will need to

address health and safety impacts for any excavations required for construction of structures or utilities in areas mapped with contaminants that were left in place based on maps provided in "Document Review Summary, Naval Training Center, San Diego; prepared by Geocon, Inc., dated March 17, 2000." The lead Agency for this site contamination, the Regional Water Quality Control Board, will need to concur with the new land use, type of excavations, and any health and safety plan.

18. **FACILITIES FINANCING:**

This development is in the Peninsula Community Planning Area. There are impact fees, established by City Council, within the community to provide financing for public facilities necessary to support additional development. This development will be subject to those impact fees for the portions of the project which exceed existing development levels.

PLANNING/DESIGN REQUIREMENTS:

19. Off-street parking spaces shall be constructed and maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," dated October 3, 2000, on file in the Office of Planning and Development Review. Parking spaces shall comply at all times with the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

20. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

21. A topographical survey conforming to the provisions of SDMC section 101.0216 of the Municipal Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

22. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the Planning and Development Review Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

23. Runway Protection Zone Limitations: In the area defined as the Runway Protection Zone (RPZ), uses within the existing buildings shall be limited to those uses specifically identified within the NTC Precise Plan/LCP and on the approved Exhibit "A," dated October 3, 2000, on file in the Office of Planning and Development Review.

24. **RESIDENTIAL DEVELOPMENT:**

- a. This permit allows a total of 354 residential units for the entire site consisting of 350 new units located in the residential zones and four (4) existing former officer quarters located in the historic district. No units beyond the 354 maximum may be added to any lot on the NTC Project site, excepting new live/work units within the Mixed Use Area

designed in accordance with SDMC section 141.0311, without first amending this permit regardless of the density allowed for the lot by the underlying zone.

- b. No more than 109 dwelling units will be located in "Unit No. 1" as shown on the approved Exhibit "A" for Vesting Tentative Map No. 99-1076, dated October 3, 2000, on file in the office of the Planning and Development Review Department.
- c. This development consists of three (3) residential housing types as shown on Exhibit "A," dated October 3, 2000, on file in the office of the Planning and Development Review Department. These housing types are:
 - I. Single-unit detached houses: No fewer than 60 of the allowed 354 residential units shall be the Single-unit detached house type.
 - II. Single-unit Rowhomes: No fewer than 90 of the allowed 354 residential units shall be the Single-unit Rowhome type.
 - III. Multiple-unit attached homes: No fewer than 100 or more than 149 of the allowed 354 residential units shall be the Multiple-unit attached home type.
- d. Except for Lot No. 1 and Lot No. 56 of "Unit No. 1" as shown on Exhibit "A" for Vesting Tentative Map No. 99-1076, dated October 3, 2000, on file in the office of the Planning and Development Review Department, all residential lots adjacent to Rosecrans Street shall be the Single-unit detached home type referenced above.
- e. No more than 25 percent of the residential buildings on any block shall contain more than two stories. No three-story buildings shall occupy a corner lot. No three-story building shall be located directly next door to another three-story building.
- f. All Single-unit detached house type units shall be built in conformance with the development regulations of the RX-1-2 zone except for the following:
 - I. The same encroachments into the front yard allowed by the RT-1-4 zone will be allowed.
 - II. For lots less than 100 feet in depth, the variable front setbacks will be 10 feet, 13 feet and 16 feet instead of 10 feet, 15 feet and 20 feet.
 - III. A separation of at least 8 feet between buildings (instead of 10 feet) must be observed on at least one side of each building.
 - IV. The option of no side setback on one side is not allowed.
- g. All Single-unit Rowhome type units shall be built in conformance with the development regulation of the RT-1-4 zone except for the following:
 - I. Only one side shall be required to observe the 0 foot side yard setback.
 - II. The lots may have a minimum width of 24 feet instead of 25 feet.

- III. The front yard encroachment may be a maximum of 65 percent of the building facade instead of 50 percent.
 - IV. Two-story buildings with a raised floor of at least 30 inches will be allowed the permitted extra 4 feet of height regardless of whether the building has a slab foundation or a conventional raised floor for a maximum height of 30 feet.
 - V. Parking spaces in garages will have a minimum depth of 19 feet instead of 20 feet.
 - VI. Turrets will have a minimum of 10 percent of the elevation as glass instead of 40 percent.
 - VII. Projecting elevated entries or porches will not be subject to the 8 feet maximum width requirement.
 - VIII. The supplemental articulation feature option will be met by providing one bay window on the front facade instead of two if the building also has a projecting covered entry.
 - IX. Chimneys may project into the space above the angled building envelope planes to a maximum of 30 feet.
- h. All Multiple-unit attached home type units shall be built in conformance with the development regulations of the RM-2-5 zone except for the following:
- I. The dwelling unit density for each lot in the RM-2-5 zone may exceed the maximum allowed as long as the total number of dwelling units in the RM-2-5 zone does not exceed 149 units.
 - II. The buildings will have a minimum front setback of 10 feet and a standard front setback of 15 feet instead of a minimum of 15 feet and a standard of 20 feet.
 - III. The buildings will have a minimum rear setback of 10 feet instead of 15 feet.
 - IV. The maximum height where the 60 degree building envelope angle begins on the side setback line will be 33 feet instead of 30 feet.

25. **GOLF COURSE CONDITIONS:**

- a. The existing grave site within the golf course boundaries shall not be removed or altered in any way unless this permit is first amended by the City Council with a recommendation from the Historical Resources Board.
- b. All barbed-wire fencing elements shall be removed from the existing perimeter fencing of the golf course area.

26. **PROCESS CONDITIONS:**

- a. All currently proposed and future work within the NTC Historic District, shall be consistent with the *Naval Training Center San Diego Guidelines for the*

Treatment of Historic Properties and the U.S. Secretary of the Interior's Standards and Criteria for the Treatment of Historic Properties. All future improvement plans not currently proposed, for new buildings or additions to buildings within the Historic District shall be sent to the California State Historic Preservation Officer (SHPO) for a determination of consistency with the *U.S. Secretary of the Interior's Standards and Criteria* and shall be reviewed by the City of San Diego Historical Resources Board for a recommendation before final approval by the decision making body of the required permit.

- b. Any new development not expressly approved by this permit shall require an amendment to this permit. Any modifications to existing structures or the site, not directly approved by this permit, shall require a Substantial Conformity Review by Planning and Development Review to determine Substantial Conformity with the Exhibit "A," dated October 3, 2000, on file in Planning and Development Review or an amendment to this permit shall be required.
27. All signage associated with this development shall be consistent with sign criteria established by both of the following:
- a. The *NTC Urban Design Guidelines* and *NTC Guidelines for the Treatment of Historic Properties*; and
 - b. Citywide sign regulations.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
29. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
30. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
31. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.
32. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.
33. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC section 101.2001) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," dated October 3, 2000, on file in Planning and Development Review.

34. **WATER REQUIREMENTS:**

- a. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of appropriate public water facilities, as identified in the accepted water study and consistent with City regulations, standards and practices pertaining thereto necessary to serve this development in a manner satisfactory to the Water Department Director and the City Engineer. Proposed water facilities that do not meet City standards for public systems shall be private.
- b. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of public water facilities within the ~~Laning Road right-of-way from Rosecrans Street to North Harbor Drive~~ in a manner satisfactory to the Water Department Director and the City Engineer.
- c. Prior to the issuance of any building or grading permits within Units 1 and 2, the developer shall assure, by permit and bond, the design and construction of public water facilities within the Cushing Road and Farragut Road rights-of-way in a manner satisfactory to the Water Department Director and the City Engineer.
- d. Prior to the issuance of any building or grading permits within Unit 3, the developer shall assure, by permit and bond, the design and construction of public water facilities within the Cushing Road right-of-way adjacent to Lot 14 or provide adequate separation between the existing facility and any proposed structure in a manner satisfactory to the Water Department Director and the City Engineer.
- e. Prior to the issuance of any building or grading permits within Unit 6, the developer shall assure by permit and bond, the design and construction of public water facilities within the Cushing Road right-of-way, adjacent to Lot 28, and within Decatur Road from Sims Road to Perry Road or provide adequate separation between the existing water facilities and the existing structure over the existing water facilities, in a manner satisfactory to the Water Department Director and the City Engineer.
- f. Prior to the issuance of any building or grading permits within Units 8, 9, or 10, the developer shall assure, by permit and bond, the design and construction of public water facilities within the Spruance Road and Private Street A rights-of-way, in a manner satisfactory to the Water Department Director and the City Engineer.
- g. Prior to the issuance of any building permits, the developer shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer.
- h. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of a minimum 24-foot-wide vehicular access road over all existing public water facilities not located within fully improved public rights-of-way, including, but not limited to, the existing water facilities traversing Lot E, Unit 6, or the existing water facilities shall be private, in a manner satisfactory to the Water Department Director and the City Engineer. Proposed water facilities, including easements and access, that do not meet current standards shall be private.

- i. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the installation of public water meters on all existing and proposed water services in a manner satisfactory to the Water Department Director and the City Engineer. Public meters shall be located within or immediately adjacent to fully improved public rights-of-way, behind full height curb, with a minimum of 24-foot-wide paved vehicular access. Where appropriate meter installations cannot be made, the facilities shall be private and served by public meters in or adjacent to the closest improved public right-of-way.
- j. The developer agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto. All existing and proposed water facilities that do not meet current standards shall be private.
- k. If on site water facilities are to be public and if any portion of the development is gated, then prior to the issuance of any building permits, the developer shall provide keyed access to the Water Operations Division in a manner satisfactory to the Water Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.

35. **SEWER REQUIREMENTS:**

- a. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
- b. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.
- c. The developer agrees to design and construct all proposed public sewer facilities in accordance with established criteria in the City of San Diego's current sewer design guide. Proposed facilities that do not meet the current standards shall be re-designed satisfactory to the Metropolitan Wastewater Department Director.
- d. The applicant shall process and record a NOTICE & AGREEMENT for any lot being served by private sewer facilities, which indemnifies the City and contains an agreement that the applicant, and successors in interest, will be responsible for the operation and maintenance of the private sewer systems.
- e. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
- f. Proposed private sewer facilities, including sewer laterals to the property line, that serve more than one lot shall have pipe sizes and slopes designed per the California Uniform Plumbing Code but shall be constructed per the most current City of San Diego sewer design guide.

- g. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any public easement prior to the applicant obtaining an encroachment removal agreement.
- h. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

LANDSCAPE REQUIREMENTS:

36. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.

37. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated October 3, 2000, on file in the Office of Planning and Development Review. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

38. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated October 3, 2000, on file in the Office of Planning and Development Review.

39. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation and hydroseeding of all disturbed land including irrigation shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this MPDP/CDP Permit No. 99-1076 (including environmental conditions) and Exhibit "A," dated October 3, 2000, on file in the Planning and Development Review Department.

40. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Permittee shall initiate such measures as soon as the grading has been accomplished. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Landscape Standards.

41. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

42. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

43. 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 City Manager for approval. Improvement plans shall identify a station point for each street tree

location. Each street tree location must take into account a 40 square feet 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. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy for a specific building permit. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated October 3, 2000, on file in the Office of Planning and Development Review.

44. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

45. The Permittee or subsequent owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way landscaping) consistent with the Landscape Standards unless long-term maintenance of street trees and right-of-way landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

46. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

APPROVED by the Council of the City of San Diego on October 3, 2000, by Resolution No. R-293940.

10/27/00

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AUTHENTICATED BY THE CITY MANAGER

By _____

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

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, Owner, and
MCMILLIN-NTC, LLC, a Delaware limited liability company (the "Master Developer"),
Permittee

**THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO**
Owner

By _____

MCMILLIN-NTC, LLC
a Delaware limited liability company
(the "Master Developer")
Permittee

By _____

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

10/30/00LADUVERNAYPERMITSINTC P99-1076.wpd

R-293940