THE CITY OF SAN DIEGO

City of San Diego
Office of the City Clerk
202 C Street
Second Floor
San Diego, CA 92101
(619) 533-4000

Recommendations
Community Planning Group/
Staff's/Planning Commission

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Project Manager **must** complete the following information for the Council docket:

CASE NUMBER: Salk Institute, Project No. 44675

Staff's:

Please indicate the recommended action for each item (i.e. Resolution/Ordinance):

Certify EIR No. 44675

Adopt the Mitigation Monitoring Reporting Program

Adopt the applicant's Findings and Statement of Overriding Considerations

Approve Vesting Tentative Map No. 369518

Approve Master Planned Development Permit No. 561577

Approve Coastal Development Permit No. 126996 and Site Development Permit No. 127002, an amendment to CDP/HRP/CUP No. 90-1140

Approve Easement Abandonment No. 130269

Approve a Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment.

Planning Commission:

(List names of Commissioners voting yea or nay)

YEAS: Golba, Griswold, Ontai, Schultz

NAYS:

ABSTAINING:

Recommended Action: Recommend to City Council to certify EIR No. 44675, Adopt the Mitigation Monitoring Reporting Program and Adopt the applicant's Findings and Statement of Overriding Considerations. Recommend to City Council to approve Vesting Tentative Map No. 369518, Master Planned Development Permit No. 561577, Coastal Development Permit No. 126996, Site Development Permit No. 127002, an amendment to CDP/HRP/CUP No. 90-1140, Easement Abandonment No. 130269, and a Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment.

Community Planning Group:

LIST NAME OF GROUP: University Community Planning Group

☒ Community Planning Group has recommended approval of this project, by a vote of 13-0-0.

By: _____
Project Manager

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THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 28, 2008 **REPORT NO. PC-08-083**

ATTENTION: **Planning Commission, Agenda of September 4, 2008**

SUBJECT: SALK INSTITUTE - PROJECT NO. 44675
PROCESS 5

OWNER/ APPLICANT: The Salk Institute for Biological Studies, a California Nonprofit Public Benefit Corporation (Attachment 16).

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of the phased expansion of the existing Salk Institute, located at 10010 North Torrey Pines Road, west of North Torrey Pines Road and south of Torrey Pines Scenic Drive in the University Community Plan area?

Staff Recommendations:

1. Recommend the City Council **CERTIFY** Environmental Impact Report No. 44675, **ADOPT** the Mitigation Monitoring and Reporting Program, and **ADOPT** the applicant's Findings and Statement of Overriding Considerations;

2. Recommend the City Council **APPROVE** Vesting Tentative Map No. 369518, Master Planned Development Permit No. 561577, Coastal Development Permit No. 126996, Site Development Permit No. 127002, Amendment to CDP/HRP/CUP No. 90-1140, Easement Abandonment No. 130269, Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment.

Community Planning Group Recommendation: On July 8, 2008, the University Community Planning Group (UCPG) voted unanimously (13-0-0) to recommend approval of the project with no conditions (Attachment 15).

Other Recommendations: On November 13, 2007, the San Diego County Regional Airport Authority, Airport Land Use Commission determined the proposed project is conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan (Attachment 14).

DIVERSITY
BRINGS US ALL TOGETHER

On July 24, 2008, the Historical Resources Board (HRB) of the City of San Diego recommended approval, by a vote of 5-4, of the supplemental historical findings for Site Development Permit No. 127002, SDMC 126.0504(i)(1-3).

Environmental Review: Environmental Impact Report No. 44675 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 will be implemented which will reduce, to a level of insignificance, most potential impacts identified in the environmental review process. The applicant has provided their project's Findings and Statement of Overriding Consideration for significant and unmitigable impacts (Attachment 19).

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project would have a neutral impact on Housing. The University Community Plan designates this site for Industrial development. The Industrial Element of the University Community Plan further identifies this site for Scientific Research Use. The request includes the development of a total of 476,000 square feet of Scientific Research use and would not remove or add any housing to the University Community. Therefore, the proposed industrial/scientific research use would not result in an increase or decrease in existing or potential housing units.

BACKGROUND

The Salk Institute property, situated on one lot comprising a total of 26.34 acres, is located south of Torrey Pines Scenic Drive, west of North Torrey Pines Road, east of the Pacific Ocean, and north of Black Gold Road (Attachment 2) within the University Community (Attachment 3). The University Community Plan designates the subject site as Scientific Research use. Surrounding land use designations include Open Space (City owned park land) to the north, Public Facilities/Institutional to the east, Single Family Residential to the south, and Open Space (Pacific Ocean) to the west.

The project site is surrounded by institutional development and low-density residential development. Immediately north of the site is City owned park land including the Torrey Pines Golf Course. To the east, across North Torrey Pines Road, is the University of California, San Diego (UCSD) Campus. Immediately west of the site is the Pacific Ocean. To the south are single-family residences along Black Gold Road. The airfield for Marine Corps Air Station (MCAS) Miramar is situated approximately fifteen miles east of the Salk Institute site along Miramar Road.

The original Salk Institute Campus was approved by Planning Commission on March 3, 1961 under a Conditional Use Permit No. 3841, with the first buildings completed in 1965. The Salk Institute Campus has expanded since the approval of CUP No. 3841, through six amendments,

with the most recent amendment approving the East Building, which was approved on May 30, 1991. Currently, approximately 18.4 acres of the site are developed with approximately 289,800 square-feet of Scientific Research and support facilities. The entire Salk Institute property has been determined to be eligible for the National Register of Historic Places (NRHP). In August 2005, the California State Historical Resources Commission (SHRC) concurred with neighbors of the Institute (La Jolla Farms Homeowners and Friends of Salk Canyon) who nominated the Institute for listing on the NRHP. On February 27, 1991, the San Diego Historic Sites Board voted to include the Salk Institute as Historic Site No. 304 in the San Diego Historical Resources Register on the basis of its association with Louis Kahn and Jonas Salk and for its "architectural significance". Copies of the described permits, subsequent amendments and historical designation are attached to this report (Attachments 5-7).

On November 17, 2006, the applicant was contacted by the City Attorney's Office regarding the October 13, 2006, decision on the case of *Southwest Center for Biological Diversity v. Jim Bartel et al,* Case No. 98-CV-2234-B(JMA). The court ordered that any and all pending applications for development of land containing vernal pool habitat were included in the case. The memo concluded that the Salk Institute, Project No. 44675, was affected by the injunction in the court's decision.

On April 17, 2008, the court ordered that City Project No. 44675 (the "Salk Project") is exempt from the decision and injunction issued on this case on October 13, 2006, and that the Salk application for entitlements may be processed and the Salk Project may proceed to public hearings at the City of San Diego.

DISCUSSION

Project Description: The project proposes a phased expansion to the existing Salk Institute Campus. The proposed project includes the demolition of the West Buildings (20,000 square-feet) and Accessory Building (9,000 square-feet) and the phased construction of the Torrey East Laboratory Building (94,200 square-feet), Salk Community Center Building (117,000 square-feet), North Peninsula Underground Parking Facility, and Greenhouses (4,000 square-feet), for a total of 476,000 square feet of building area upon completion. The Salk Institute is located on a 26.3 acre site, currently improved with approximately 289,800 square feet of development, at 10010 North Torrey Pines Road in the RS 1-7, Coastal Overlay (Coastal Commission Appealable Area), Parking Impact Overlay, Community Plan Implementation Overlay Zone – Area A (CPIOZ-A), Coastal Height Limitation Overlay Zones, First Public Roadway, within the University Community Plan and the North City Local Coastal Program. The proposed development would provide on-site parking through the construction of two new underground parking garages near the locations of existing on-site surface parking lots.

The project is requesting a deviation from the 30-foot height limit in the RS-1-7 residential zone (SDMC Table 131-04D and SDMC 131.0444(b) for the Salk Community Center Building. However, this building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505. Environmental Impact Report (EIR) No. 44675 has been prepared for the project.

The phased project requires the approval of a Vesting Tentative Map, an Easement Abandonment, a Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, a Master

Planned Development Permit, Coastal Development Permit, and Site Development Permit to amend CDP/HRP/CUP No. 90-1140.

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Vesting Tentative Map (VTM)

The project applicant proposes a VTM to split the existing lot into four lots, creating a conservation easement on proposed Lot 3 (7.1 acres), summarily vacate portions of existing City pump station site easement, sewer, water, drainage and public utilities easement to accommodate the proposed development (Attachment 10). The proposed lots are 3.1 acres (Lot 1), 10.1 acres (Lot 2), 7.1 acres (Lot 3) and 6.0 acres (Lot 4).

Easement Abandonment

In 2007, the City of San Diego completed construction of a pump station in the southwest corner of the south mesa of the Institute property. As a part of constructing that pump station, the City of San Diego abandoned certain pre-existing sewer facilities on the property. The Salk Institute is requesting abandonment of the easements related to such pre-existing sewer facilities. There is no present or prospective public use for such sewer easements, since the facilities for which they were originally acquired are now abandoned. There is no other public use of a like nature that can be anticipated for such easements on the project site.

Master Planned Development Permit (MPDP)

The proposed Planned Development Permit (PDP) would allow for greater flexibility in the application of development regulations for the project where strict application of the base zone development regulations would restrict design options. Also, the SDMC allows applicants to obtain a "Master" PDP (MPDP) to provide flexibility for projects in which not all of the project components are fixed at the time of approval. The SDMC allows for detailed plans to be submitted in the future. The MPDP would help to implement the City's objectives for institutional projects, such as the proposed expansion of the Salk Institute. The MPDP proposes development regulations in accordance with Section 143.0480 of the SDMC, including a conceptual site plan, architectural design guidelines (facility siting, building articulation, building materials), and landscape design guidelines (public perimeter, public entries, and restoration of historic plantings). These elements of design review are included within the project's exhibit of approval, Master Planned Development Permit (Attachment 11) and Design Guidelines for the Salk Institute (Design Guidelines) [Attachment 13].

Site Development Permit (SDP)

A SDP is required because the Salk Institute is situated in the Community Plan Implementation Overlay Zone (CPIOZ), Type "A" area of the University Community Plan. The San Diego Municipal Code (SDMC) Section 132.1401 indicates the purpose of the SDP regulations is to "provide supplemental development regulations that are tailored to specific sites within community plan areas of the City." In addition, portions of the site contain sensitive biological resources. Pursuant to SDMC Chapter 14, Article 3, Division 1 of the Environmentally Sensitive Lands (ESL) Regulations, any portion of the premises that contains, among others, steep hillsides and sensitive biological resources would be subject to ESL regulations. Approximately 0.32 acre of the Multiple Habitat Planning Area (MHPA) occurs on the northwest mesa. Direct project impact to sensitive habitat is approximately 0.08 acre, which doesn't require mitigation as the threshold to require mitigation is 0.1 acre of impact to sensitive habitat. Consistent with SDMC Section 143.0140(a) and as proposed by the applicant, the permit has been conditioned requiring

the applicant to grant a covenant easement for the entire (proposed) Lot 3 – which is the south mesa of the property.

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As noted earlier, the Salk Institute has been locally designated as Historic Site No. 304. The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (Rehabilitation Standards) provide guidance for reviewing proposed work to historic properties. The proposed expansion of the Salk Institute is consistent with Rehabilitation Standards1, 3 through 8 and 10, but would not be entirely consistent with Rehabilitation Standards 2 and 9. In a September 2006 Historical Resources Board (HRB) Meeting, the board determined that elements of the proposed project would not be consistent with two of the Rehabilitation Standards due to impacts to historic landscaping and spatial relationships in the east parking lot; therefore, a Site Development Permit is required in accordance with SDMC Section 126.0502(d)(2)(E).

The Site Development Permit replaces the prior Hillside Review Permit contained within CDP/HRP/CUP No. 90-1140, as the SDMC no longer contains a section for Hillside Review Permits. The Site Development Permit is amending CDP/HRP/CUP No. 90-1140.

Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment

An MHPA boundary line adjustment is proposed to include more on-site habitat in the MHPA than currently exists. The proposed boundary line adjustment would remove from the MHPA approximately 0.05 acre due to project impacts related to grading and/or Zone One brush management requirements, and add 1.27 net acres of habitat in the MHPA, including an increase of 0.09 acre of vernal pools. An adjustment to the MHPA boundary would ensure that the biological value of the land added to the MHPA is greater than that subtracted from it, and would prevent significant impacts from occurring within the MHPA. Boundary line adjustment concurrence from the wildlife agencies was received in May 2008. A Habitat Management Plan (HMP) will be implemented by the Salk Institute to ensure that the integrity and habitat quality of the proposed MHPA is maintained.

Coastal Development Permit (CDP)

A Coastal Development Permit is required due to the Salk Institute being located within the Coastal Overlay Zone, appealable to the California Coastal Commission (Attachment 11). SDMC Section 126.0702(a) requires a CDP for this property. Additionally, the Coastal Development Permit is amending CDP/HRP/CUP No. 90-1140.

Community Plan Analysis:

The proposed project is located in the Torrey Pines Subarea of the University Community, and is designated for scientific research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of scientific research uses. The proposed project would result in a total of 476,000 square feet of scientific research use which is consistent with the use and intensity.

The University Community Plan provides design objectives for the Torrey Pines Subarea in order to protect the natural topography and vegetation in the area and to enhance public access to

unique panoramic vistas. The first objective is to protect and take maximum advantage of the Subarea's topography and unique natural vegetation. The project accomplishes this by limiting its development footprint over the project site and not encroaching upon designated open space areas. The project also clusters its development into the central portion of the campus where existing development has already occurred and along the north mesa which is currently utilized as surface parking. The south mesa of the campus will remain undeveloped and conserved as open space within a conservation easement.

The University Community Plan also calls for the preservation of existing mature trees where feasible and avoid destruction of native vegetation, wildlife habitats, geologic landmarks, or known archaeological resources. The project will preserve existing trees and vegetation and incorporate them into site design to the extent possible. Preservation of the south mesa as open space as well as a buffer along the western edge of the development footprint will preserve native vegetation and habitat. A net increase of 1.27 acres will be preserved as Multiple Habitat Planning Area (MHPA) along the southern and western edge of the north mesa development footprint. Mitigation included in the Environmental Impact Report would insure monitoring during grading and excavation for preservation of any archaeological or paleontological resources.

The remaining objectives for development in this Subarea include minimizing total amount of impervious services, insuring visual and physical access to natural canyons, resource areas and scenic vistas, and also insuring that massing of structures and design detail of new buildings contribute to visually coherent streetscape. The project reduces impervious services though provision of a three-level, below-grade parking structure that would be landscaped with grass or other appropriate vegetation reducing the amount of new impervious surfaces onsite. Temporary structures will be removed and new permanent buildings would be constructed on the Torrey East mesa, formalizing the streetscape along North Torrey Pines Road and creating a new sense of place for the Salk Institute. The Salk Community Center will be constructed towards the end of the north mesa and the north core facility constructed below ground, preserving views from the Torrey Pines Scenic Drive and adjacent sidewalk towards the coastal bluffs and ocean. To insure that the massing of structures and their design contribute to a visually coherent streetscape, the Master Plan contains design guidelines for new development which are consistent with existing architecture and require use of similar architectural styles, materials and massing. As stated earlier, the project is requesting a deviation from the 30-foot height limit in the RS-1-7 residential zone for the Salk Community Center Building. However, this building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements. The design guidelines also implement the architectural guidelines contained in the University Community Plan.

Environmental Analysis:

The Environmental Impact Report (EIR) analyzed the environmental impacts of the proposed Salk Institute Project. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP) would reduce the environmental effects of the project to below a level of significance with the exception of significant, unmitigated direct and cumulative impacts related to traffic and circulation. Traffic and circulation impacts are anticipated to occur as a result of causing an unacceptable delay at the intersection of Genesee Avenue/Interstate 5 interchange, which is projected to operate at levels of service (LOS) E and F without the proposed project

implementation during the Buildout Condition (Year 2030). The increased delay would exacerbate an already unacceptable condition predicted at that location. Implementation of the proposed MMRP would reduce impacts to below a level of significance in the following issue areas: biological resources, historic resources, noise and paleontological resources.

Transportation

Intersection improvements are planned for Genesee Avenue/I-5 interchange to improve LOS and decrease delays during Buildout (Year 2030). Payment of fair-share fees by the project applicant (totaling $353,000 at project buildout) would contribute funding toward those improvements. The Salk Institute's participation in a Transportation Demand Management (TDM) program would further lessen the project's impact. The interchange improvements are not assured in terms of timing and funding; however, even when planned improvements are constructed, direct and cumulative impacts would remain significant and unmitigated for traffic/circulation.

Mitigation, Monitoring, Reporting Program (MMRP)
In an effort to reduce or avoid those direct impacts identified as potentially significant with implementation of the proposed project, the following areas of concern would be included in the MMRP: biological resources, historic resources, noise and paleontological resources. For these subject areas, mitigation would be included to reduce significant direct impacts to a level below significance.

Alternatives
None of the project alternatives analyzed in the EIR would completely eliminate the significant impacts of the project. Selection of any of the project alternatives would, however, reduce the project's contribution to one or more of the significant impacts. All of the alternatives would result in significant, unmitigable cumulative impacts to traffic and circulation. Further discussion in greater detail is provided in the final Environmental Impact Report.

Project-Related Issues:

Substantial Conformance Review - Future development of the Salk Community Center Building, north peninsula parking structure and greenhouses would be reviewed for consistency determined during a Substantial Conformance Review (SCR) – Process Two, by City staff (including Historic Resources Board Staff). City staff would have to determine that any future building permit is consistent with the proposed development regulations contained in the entitlements, design guidelines and the exhibits of approval; otherwise, the project applicant would have to apply for an amendment to the entitlements, as necessary.

Height Deviation – The Salk Institute Property is zoned RS-1-7 (single family residential) with the institute allowed to be built via Conditional Use Permit (CUP) No. 3841. The RS-1-7 requires that the building envelope for structures be angled starting at 24 feet above grade [SDMC Table 131-04D and SDMC 131.0444(b)]. The proposed Salk Community Center building is requesting a deviation from this requirement within the Municipal Code. This height deviation will allow the proposed Community Center building to conform to the other existing buildings on the Salk Institute Campus. The Community Center building or any other proposed buildings in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505 (Prop. "D" height requirement).

Conclusion:

Staff has determined the proposed Salk Institute project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Vesting Tentative Map, Master Planned Development Permit, Coastal Development Permit, Site Development Permit, Easement Abandonment, and Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment (Attachments 10 and 12). An Environmental Impact Report has been prepared for this project and the mitigation required would reduce any potentially significant impact to a level below significance. Findings and Statement of Overriding Consideration must be made to certify the Environmental Impact Report for potential impacts which are direct, cumulative and unmitigated.

ALTERNATIVES

1. a. Recommend to the City Council **Certification** of the Environmental Impact Report No. 44675, **Adoption** of the Mitigation Monitoring and Reporting Program, and **Adoption** of Salk's Findings and Statement of Overriding Consideration; and

   b. Recommend to the City Council **Approval** of Vesting Tentative Map No. 369518, Master Planned Development Permit No. 561577, Coastal Development Permit No. 126996, Site Development Permit No. 127002, Easement Abandonment No. 130269, and Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, with modifications; or,

2. a. Recommend to the City Council they **Do Not Certify** the Environmental Impact Report No. 44675, **Do Not Adopt** the Mitigation Monitoring and Reporting Program, or **Do Not Adopt** Salk's Findings and Statement of Overriding Consideration; and

   b. Recommend to the City Council **Denial** of the Vesting Tentative Map No. 369518, Master Planned Development Permit No. 561577, Coastal Development Permit No. 126996, Site Development Permit No. 127002, Easement Abandonment No. 130269, and Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, with modifications, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

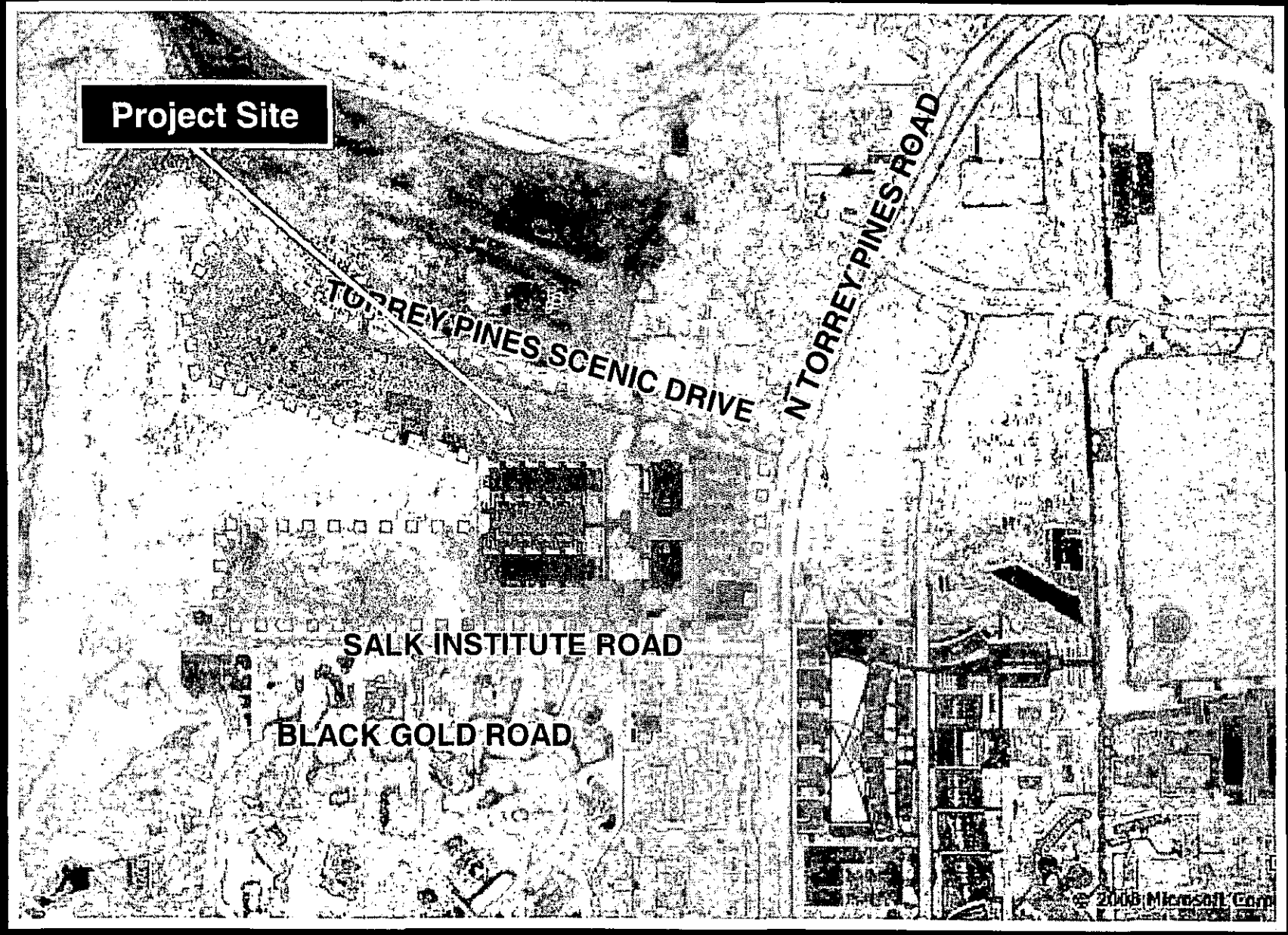
Laura C. Black, AICP
Development Project Manager
Development Services Department

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Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. CDP/HRP/CUP Permit No. 90-1140
6. Conditional Use Permit No. 3841 and all Amendments to CUP No. 3841
7. Historical Site Board Resolution No. R-9102272, dated February 27, 1991
8. Vesting Tentative Map
9. Project Plans
10. Draft Map Conditions and Subdivision Resolution
11. Draft Permit with Conditions
12. Draft Resolution with Findings
13. Design Guidelines for Salk Institute (separate bound attachment)
14. San Diego County Regional Airport Authority Resolution No. 2007-0081 ALUC
15. Community Planning Group Recommendation, dated July 8, 2008
16. Ownership Disclosure Statement
17. Project Chronology
18. MHPA Boundary Line Adjustment
19. Candidate Findings of Fact and Statement of Overriding Considerations regarding FEIR No. 44675 (separate bound attachment)



Aerial Photo

SALK INSTITUTE – PROJECT NUMBER 44675

10010 N TORREY PINES ROAD

North

ATTACHMENT 1

Project Location Map

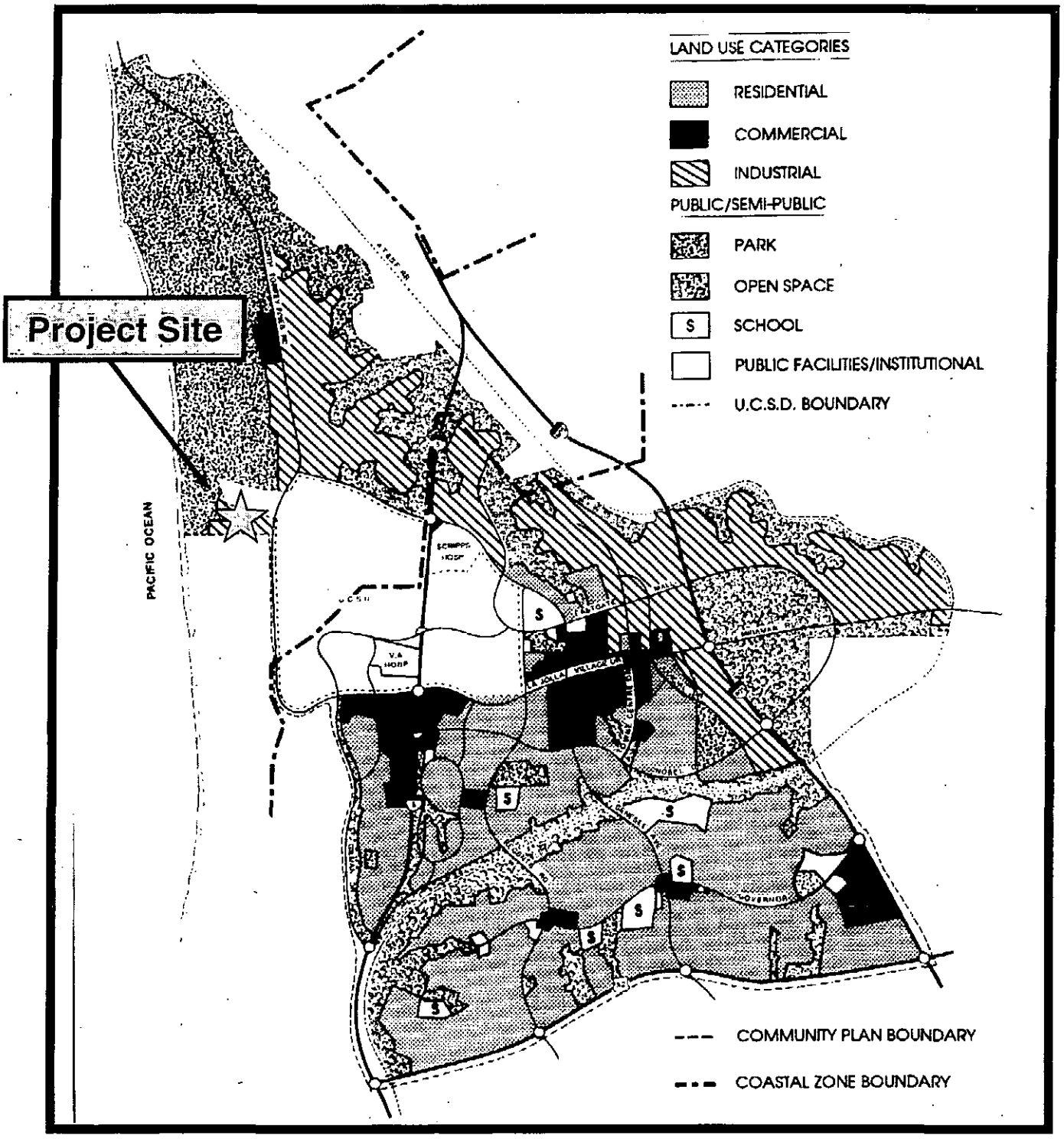
SALK INSTITUTE – PROJECT NUMBER 44675
10010 N TORREY PINES ROAD

North

ATTACHMENT 2

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ATTACHMENT 3



Community Plan Land Use Map

SALK INSTITUTE – PROJECT NUMBER 44675
10010 N TORREY PINES ROAD

North

ATTACHMENT 4

000794 PROJECT DATA SHEET

PROJECT NAME:	Salk Institute
PROJECT DESCRIPTION:	Demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development, for a total of 476,000 square feet on a 26.3 acre site.
COMMUNITY PLAN AREA:	University
DISCRETIONARY ACTIONS:	Master Planned Development Permit (PDP), Easement Abandonment, MHPA Boundary Adjustment, Vesting Tentative Map (VTM) to create four lots, Coastal Development Permit (CDP) and Site Development Permit (SDP) for Environmentally Sensitive Lands (ESL) to amend CDP/HRP/CUP No. 90-1140
COMMUNITY PLAN LAND USE DESIGNATION:	Scientific Research

ZONING INFORMATION:

ZONE: RS-1-7: (A single family residential zone that permits 1 dwelling unit for each lot)

HEIGHT LIMIT: 30-Foot maximum height limit

LOT SIZE: 5,000 square-foot minimum lot size

FLOOR AREA RATIO: 0.45 maximum

FRONT SETBACK: 15 feet minimum

SIDE SETBACK: 4 feet minimum

STREETSIDE SETBACK: 10 feet minimum

REAR SETBACK: 13 feet minimum

PARKING: 1,046 parking spaces required, project providing 1,086 spaces

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Open Space; OP-1-1	City owned park land
SOUTH:	Single Family Residential, RS-1-2	Single Family Residences of La Jolla Farms
EAST:	Public Facilities /Institutional; RS-1-14	UCSD Campus
WEST:	Open Space, OP-1-1	Pacific Ocean

DEVIATIONS OR VARIANCES REQUESTED:	1. Deviation from the 30-foot height limit in the RS-1-7 residential zone (SDMC Table 131-04D and SDMC 131.0444(b) is included for the Salk Community Center

000795	Building. This building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 8, 2008, the University Community Planning Board voted unanimously to approve this project, with no conditions.

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COASTAL DEVELOPMENT/HILLSIDE REVIEW
CONDITIONAL USE PERMIT NO. 90-1140
PROPOSED EAST BUILDING, SALK INSTITUTE
PLANNING COMMISSION
AMENDMENT TO CONDITIONAL USE PERMIT NO. 3841

This Coastal Development/Hillside Review/Conditional Use Permit No. 90-1140, amendment to Conditional Use Permit No. 3841 is granted by the Planning Commission of the City of San Diego to the SALK INSTITUTE FOR BIOLOGICAL STUDIES, San Diego, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Coastal Development located 10010 North Torrey Pines Road, described as Parcel 1 of Parcel Map No. 14013, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, November 8, 1985, in the R1-5000 Zone.

2. The facility shall consist of the following:

   a. A 113,565-square-foot East Building, consisting of a three-story occupied north and south wing, and a central entry element/meeting rooms structure;

   b. Landscaping;

   c. Off-street parking; and

   d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. Prior to the issuance of any building permits, a concurrent Coastal Development/Hillside Review/Conditional Use Permit shall be recorded on the subject property.

4. Not fewer than 160 additional off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated May 30, 1991, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code (1 space per 500 square feet of building area) and shall be permanently maintained and not converted for any other use. This does not preclude future building(s) in this area which must obtain an amendment to the original CUP as well as other appropriate permits. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

YOUR COPY

ORIGINAL

ATTACHMENT 5

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5. Prior to the issuance of an occupancy permit for the East Building, interior improvements of the south wing only, the applicant shall demolish Laboratory Buildings 2 and 3 and provide parking per the Grading/Parking Plan. An additional 46 off-street parking spaces are to be provided and maintained on the property upon occupancy of the south wing shell spaces.

6. No permit 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 Department; and

b. The Coastal Development Permit is recorded in the office of the County Recorder.

7. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated May 30, 1991, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

8. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated May 30, 1991, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

9. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

10. This Coastal Development Permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

11. This Coastal Development 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.

YOUR COPY
ORIGINAL

ATTACHMENT 5

000798

12. The use of texture or enhanced paving in the public right-of-way shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

13. To the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by the City of San Diego after January 11, 1990. The owner/permittee may challenge the legality of the imposition of future requirements pursuant to this condition at the time such future requirements and their impact on the project are defined.

14. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

15. All conditions and mitigation measures listed in the Negative Declaration Number 90-1140 of May 21, 1991 are incorporated as conditions within this permit by reference.

16. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

17. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

18. After establishment of the property, the property shall not be used for any other purposes unless:

a. Authorized by the Planning Commission; or

b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or

c. The permit has been revoked by the City.

19. Street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated May 30, 1991, shall be permitted by an Encroachment Permit obtained from the City Engineer.

20. The permittee/applicant shall comply with all requirements of the Uniform Building Code (U&BC) and secure all necessary building permits prior to construction.

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21. Prior to the issuance of occupancy permits, the applicant shall provide a five-foot-wide non-meandering, non-contiguous sidewalk along North Torrey Pines Road satisfactory to the City Engineer.

22. Prior to the issuance of occupancy permits, the applicant shall provide a dedicated and improved cul-de-sac, off-site, for the west end of Torrey Pines Scenic Drive, satisfactory to the City Engineer and the Park and Recreation Department.

23. The applicant shall contribute their fair share toward the improvement of the intersection of North Torrey Pines Road and Genessee Avenue, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the applicant shall:

a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).

b. Show the location of all fire hydrants on the plot plan (UFC 10.301).

c. Comply with the City of San Diego Landscaping Technical Manual and the Landscape Design and Brush Management Program per Exhibit A, dated May 30, 1991. The applicant must obtain an agreement with the Park and Recreation Department to permit the Brush Management Program to occur on dedicated open space.

25. Prior to the issuance of occupancy permits, the applicant shall upgrade the existing bus stops on both sides of North Torrey Pines Road adjacent to the property, to be accessible to the disabled, and shall provide pedestrian ramps at the corners of Salk Institute Road/North Torrey Pines Road and Torrey Pines Scenic Drive/North Torrey Pines Road. These bus stops and pedestrian ramps shall be constructed per City of San Diego and MTDB standards.

26. Run-off from parking lots shall not increase erosion of coastal bluffs/cliffs. Surface drainage system proposed in grading plan should minimize erosion by controlling the rate of run-off so that it does not exceed existing conditions.

27. The approved Transportation and Demand Management (TDM) plan is made a condition of this permit by reference.

28. Unless appealed this Coastal Development Permit shall become effective on the eleventh day following the decision of the Planning Commission.

29. Unless appealed this Coastal Development Permit shall become effective on the eleventh working day following receipt by the Coastal Commission of the Notice of Final Action.

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ATTACHMENT 5

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30. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 and 101.0510.k. of the Municipal Code.

31. This Coastal Development Permit incorporates Hillside Review/Conditional Use Permit 90-1140, amendment to existing Conditional Use Permit 3841. The Hillside Review/Conditional Use Permit 90-1140, amendment to Conditional Use Permit 3841 shall not be valid until the Coastal Development Permit becomes effective.

32. 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 the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the Planning Director shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

APPROVED by the Planning Commission of the City of San Diego on May 30, 1991.

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PLANNING COMMISSION RESOLUTION NO. 0843-PC
COASTAL DEVELOPMENT/HILLSIDE REVIEW/
CONDITIONAL USE PERMIT NO. 90-1140, AMENDMENT TO
CONDITIONAL USE PERMIT NO. 3841

WHEREAS, SALK INSTITUTE FOR BIOLOGICAL STUDIES, San Diego, Owner/Permittee, filed an application for a Coastal Development/Hillside Review/Conditional Use Permit, amendment to Conditional Use Permit No. 3841 to develop subject property located in the University Community Plan area, described as Parcel 1 of Parcel Map No. 14013, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego, November 8, 1985, in the R1-5000 Zone; and

WHEREAS, on May 30, 1991, the Planning Commission of the City of San Diego considered Coastal Development Permit/Hillside Review/Conditional Use Permit No. 90-1140, amendment to Conditional Use Permit 3841 pursuant to Section 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

1. That the Planning Commission adopts the following written Findings, dated May 30, 1991.

Coastal Development Findings:

a. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted LCP Land Use Plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. Development of the proposed scientific research facility addition would not encroach upon any public accessway as identified in the La Jolla Local Coastal Program or currently in use. In addition, the new addition would not obstruct views to scenic coastal areas from public vantage points.

b. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archaeological or paleontological resources. The proposed development is located on a previously developed site with existing research facilities and parking areas. The new building site does not contain marine, archeological or paleontological resources. The design of the parking lot includes mitigation measures to reduce drainage and erosion potential in an effort to protect adjacent marine resources and environmentally sensitive areas.

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ATTACHMENT 5

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c. The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom. The proposed project has been reviewed and approved by the Historical Site Board as consistent with Louis Kahn's master site plan and all conditions of this approval are met.

d. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources. The project site does not contain existing or planned recreational facilities, visitor-serving facilities or coastal scenic resources. Thus, the proposed development will not adversely affect these resources.

e. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources. The project site is not located on or adjacent to a park area. There is a recreational area (the glider port) to the north west of the project site but, through the projects' increased parking and on-site pedestrian linkage there will be no adverse impacts on this area.

f. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards. The project proposes minimal landform alterations and specifically addresses water run-off from the parking lot expansion to deal with erosional forces. In addition, a brush management plan addresses fire hazards.

g. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The proposed structure utilizes complementary materials and forms and is located and scaled to respect the existing Louis Kahn-designed Salk Institute. The specific siting of the proposed East Building is consistent with the original Kahn master plan.

h. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs. The proposed East Building conforms with all applicable plans and programs.

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ATTACHMENT 5

Hillside Review Findings:

a. The site is physically suitable for the design and siting of the proposed development. The proposed development will result in minimum disturbance of sensitive areas. The building site was previously identified and approved in the original Conditional Use Permit and by the Historical Site Board. The structure, although sited in an existing eucalyptus grove, does not disturb environmentally sensitive areas or resources. The northwest parking lot expansion has filtered drainage to existing vernal pools which has been mitigated per the environment document.

b. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare as approved by the City Engineer. Disturbed slopes are planted with native an self sufficient vegetation. The existing drainage pattern of the northwest parking lot has been maintained to continue drainage north to Torrey Pines Scenic Drive and west, to be filtered through an existing seafig mat.

c. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper structural scale and character, varied architectural treatments, and appropriate plant material. The scale and character of the proposed structure is complementary and understated relative to the existing Salk building complex. Appropriate and native plant material has been utilized.

e. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the community plan, and other adopted applicable plan, and the zone. The applicant has discussed the feasibility of open space dedications or easements with appropriate City staff. Open space considerations have been taken in the proposed project. A respectful 100-foot clear space is required between the proposed project and the existing Salk complex.

f. The proposed development is in conformance with the qualitative development guidelines and criteria as set forth in Document No. RR-262129 "Hillside Design and Development Guidelines," and, if the property is within the HR Overlay Zone areas adjacent to Tecolote Canyon, San Clemente Canyon and all other redesignated open space areas in Clairemont Mesa, the proposed development is also in conformance with Document No. RR-267476, "Tecolote Canyon Rim Development Guidelines." The project meets all qualitive standards for Hillside Review.

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ATTACHMENT 5

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Conditional Use Permit Findings:

a. The proposed use will not adversely affect the neighborhood, the General Plan, or the Community Plan, and, if conducted in conformity with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing or working in the area. The project will not adversely affect neighborhoods and provides additional facilities for biological research.

b. The proposed use will comply with all the relevant regulations in this Code. The proposed project, as shown in Exhibit A, dated May 30, 1991, meets all zoning code requirements and is required to obtain a building permit to ensure that other applicable codes will be adhered to.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development/Hillside Review/Conditional Use Permit No. 90-1140, amendment to Conditional Use Permit No. 3841 is hereby GRANTED to SALK INSTITUTE FOR BIOLOGICAL STUDIES, San Diego, Owner/Permittee, in the form and with the terms and conditions as set forth in Coastal Development/Hillside Review/Conditional Use Permit No. 90-1140, amendment to Conditional Use Permit No. 3841, a copy of which is attached hereto and made a part hereof.

Michael Tudury
Senior Planner

Adopted on: May 30, 1991
By a vote of: 5-0-1

YOUR COPY

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Type/Number of Document: _____
Date of Approval May 30, 1991
Number of Pages 10 of 10

ATTACHMENT 5

000805

TATE OF CALIFORNIA

OUNTY OF SAN DIEGO

MICHAEL TUDURY Senior Planner

n 16 Sept 1991 before me, BARBARA J. HUBBARD (Notary Public), personally ppeared MICHAEL TUDURY, Senior Planner of the Planning Department of the ity of San Diego, personally known to me to be the person(s) whose name(s) s/are subscribed to the within instrument and acknowledged to me that e/she/they executed the same in his/her/their capacity(ies), and that by is/her/their signature(s) on the instrument the person(s), or the entity upon ehalf of which the person(s) acted, executed the instrument.

ITNESS my hand and official seal.

ignature Barbara J. Hubbard
Barbara J. Hubbard

OFFICIAL SEAL
BARBARA J. HUBBARD
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMMISSION EXPIRES
MAY 16, 1995

ERMITTEE(S) SIGNATURE/NOTARIZATION:

HE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY ONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF ERMITTEE(S) THEREUNDER.

igned Ferdinand Fletcher Signed Delbert E. Glass
/ped Name SALK INSTITUTE FOR BIOLOGICAL STUDIES Typed Name EXECUTIVE VICE PRESIDENT
Secretary

TATE OF California

OUNTY OF San Diego

n September 20, 1991 before me, Constance Mueller (Name of Notary Public)
ersonally appeared Ferdinand Fletcher and Delbert E. Glass,
ersonally known to me (or proved to me on the basis of satisfactory evidence)
o be the person(s) whose name(s) is/are subscribed to the within instrument and cknowledged to me that he/she/they executed the same in his/her/their uthorized capacity(ies), and that by his/her/their signature(s) on the nstrument the person(s), or the entity upon behalf of which the person(s) cted, executed the instrument.

ITNESS my hand and official seal.

ignature Constance Mueller (Seal)

ORIGINAL

OFFICIAL SEAL
CONSTANCE MUELLER
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. exp December 16, 1991

000806

CONDITIONAL USE PERMIT AMENDMENT NO. 85-0589
PLANNING COMMISSION
(AMENDMENT TO CUP NO. 3841)

This Conditional Use Permit Amendment is granted by the Planning Commission of the City of San Diego to SALK INSTITUTE, a California Corporation (non-profit), Owner/Permittee, under the conditions in Section 101.0506 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to effectuate a land exchange with the City of San Diego for the Salk Institute located on the west side of North Torrey Pines Road, south of Torrey Pines Scenic Drive, described as portion of Pueblo Lots No. 1323 and 1324 of the Pueblo Lands of San Diego, Miscellaneous Map No. 36, in the R1-5000 Zone.

2. The facility shall consist of the following:

   a. Existing Salk Institute, devoted to biological research and related activity;

   b. Exchange of 2.57-acres of Salk Institute owned land for 2.30-acres of City-owned land;

   c. Off-street parking; and

   d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. Off-street parking shall be provided on the subject property in a ratio of not less than one accessible space per each one-family dwelling or apartment; one accessible space for each four-guest accommodations; one parking space for each person regularly employed on the subject property but not living on the subject property. Each space shall not be less than 180 square feet in size exclusive of aisle and driveway areas.

4. All off-street parking spaces and private roadways shall be surfaced with not less than two inch A.C. or its equivalent. Each parking space shall be marked and provided with substantial wheel stops except that such marking and wheel stops need not be provided on parking areas serving one-family dwellings.

5. Any floodlighting installed on the subject property shall be directed away from adjoining properties.

6. No structure on the subject property shall exceed in height elevation 420 feet City datum.

7. Rooms in which experimental animals are housed shall be ventilated solely by mechanical means.

8. Construction and operation of the proposed activity shall comply at all times with the regulations and requirements of this and other governmental agencies.

9. No authorization for the land exchange shall be granted until:

a. The Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

10. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0506 and 101.0507 of the Municipal Code. Any such extension shall meet all municipal code requirements and applicable guidelines in effect at the time the extension is considered.

11. The property shall not be used for any other purposes unless:

a. Authorized by the Planning Commission; and

b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or

c. The permit has been revoked by the City.

12. This Conditional Use Permit Amendment may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

13. This Conditional Use Permit Amendment is a covenant running with the lands 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.

14. This Conditional Use Permit Amendment shall supersede Conditional Use Permit No. 3841 and subsequent amendments.

Passed and Adopted by the Planning Commission of the City of San Diego on October 17, 1985.

AUTHENTICATED BY:

Burch Ertle, Senior Planner
Planning Department

Sue Blackman, Secretary to the
Planning Commission

State of California,)
County of San Diego.) SS.

On this 8th day of November, in the year 1985, before me, Catherine L. Meyer, a Notary Public in and for said county and state, personally appeared Burch Ertle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Senior Planner of The City of San Diego Planning Department, and SUE BLACKMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Secretary to the Planning Commission of The City of San Diego, and acknowledged to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name Catherine L. Meyer
(typed or printed)

Signature Catherine L. Meyer

NOTARY STAMP

OFFICIAL SEAL
CATHERINE L. MEYER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. Dec. 28, 1988

CUP No. 85-0589 (Am. to CUP No. 3841) ATTACHMENT 6

000809

ACKNOWLEDGED:

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 Permittee hereunder.

SALK INSTITUTE, a California (non-profit corporation
Owner/Permittee
By Delbert E Glanz

State of California,)
County of San Diego.)

On this 19th day of November, in the year 1985, before me, C. Holley Stinson, a Notary Public in and for said county and state, personally appeared DELBERT E. GLANZ, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

(Corporation)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

NOTARY STAMP

OFFICIAL SEAL
C. HOLLEY STINSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Comm. Expires March 18, 1988

Name C. Holley Stinson
(typed or printed)
Signature C. Holley Stinson

State of California,)
County of San Diego.)

On this _____ day of _____, in the year _____, before me, _____, a Notary Public in and for said county and state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

(Corporation)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

NOTARY STAMP

Name _____
(typed or printed)
Signature _____

000810

AMENDMENT

CONDITIONAL USE PERMIT - CASE NO. 3841

WHEREAS, The City Planning Commission of San Diego, California, has considered the written request of the Salk Institute for Biological Studies, dated May 11, 1965, for an amendment to Conditional Use Permit No. 3841, filed in the Office of the City Clerk on March 3, 1961; and

WHEREAS, The Planning Commission has found the requested amendment would make no material change in the permission granted and would not be injurious to the neighborhood or be otherwise deleterious to the public welfare;

NOW, THEREFORE, BE IT RESOLVED, By the Planning Commission of the City of San Diego that Condition 2 of Conditional Use Permit No. 3841 be amended to read as follows:

"That prior to the occupancy of any building within any one of the three sections shown on Exhibit "X", the landscaping plan for that section shall be submitted to the Planning Director for approval. Said landscape plan shall include a permanent watering system and screen planting along the south boundary of the subject property. All landscaping shown on the plan shall be installed prior to the occupancy of any building in the section covered by the plan."

That permission granted by this amendment shall become effective and final on the eleventh day after it is filed in the Office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the Office of the City Clerk.

CITY PLANNING COMMISSION
CITY OF SAN DIEGO, CALIFORNIA

BY Ross von Metzke
Ross von Metzke, Senior Planner

DATED: May 19, 1965

FILED IN OFFICE OF CITY CLERK

MAY 25 1965

RIGHT OF APPEAL EXPIRES 10 DAYS AFTER ABOVE DATE.

ATTACHMENT 6

000811

AMENDMENT

CONDITIONAL USE PERMIT - CASE NO. 3841

WHEREAS, The City Planning Commission of San Diego, California, has considered the written request of Salk Institute for Biological Studies, dated June 11, 1963, for an amendment to Conditional Use Permit No. 3841, filed in the Office of the City Clerk on March 3, 1961; and

WHEREAS, The Planning Commission has found the requested amendment would make no material change in the permission granted and would not be injurious to the neighborhood or be otherwise deleterious to the public welfare;

NOW, THEREFORE, BE IT RESOLVED, By the Planning Commission of the City of San Diego that Condition 1 of Conditional Use Permit No. 3841 be amended to read as follows:

"That prior to the issuance of any building permits for phases 2 and 3, plans shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity to Exhibit "A", on file in the Planning Department. The property shall be developed in accordance with the approved building plans, except where regulations of other governmental agencies require deviation therefrom."

That permission granted by this amendment shall become effective and final on the eleventh day after it is filed in the Office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the Office of the City Clerk.

Any amendment to Conditional Use Permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six (6) months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

CITY PLANNING COMMISSION
City of San Diego, California

By _____
Head, Rezoning Section

DATED: July 17, 1963

FILED IN OFFICE OF CITY CLERK

JUL 2 2 1963

RIGHT OF APPEAL EXPIRES 10 DAYS AFTER ABOVE DATE.

OFFICE COPY

ATTACHMENT 6

000812

CONDITIONAL USE PERMIT - CASE NO. 3841, AMENDMENT

WHEREAS, an amendment to Conditional Use Permit No. 3841 has been considered by the Planning Commission of the City of San Diego, California, on the request of Salk Institute of Biological Studies to permit the development in three phases and to further permit the submission of plans in phases, as shown on Exhibit "B" and as further outlined in a letter from the architect, dated 15 October 1962, labeled as Exhibit "C";

WHEREAS, the City Planning Commission has found no objections to the proposed phasing of planning and construction of this facility;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Diego that Conditions 1 and 2 of Conditional Use Permit No. 3841 are hereby amended as follows:

1. That prior to the issuance of any building permits, plans shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibits "A", "B", and "C", on file in the office of the Planning Department, except that plans for Phase Three shall be completed prior to August 1, 1963. The property shall be developed in accordance with the approved building plans, except where regulations of other governmental agencies require deviation therefrom.

* (2) That prior to the occupancy of any building, landscape plans, including a permanent watering system, as required by the Planning Director, shall be submitted to the Planning Director for approval. Said landscape plans shall include screened planting along the south boundary of the subject property and all landscaping shown on the plans shall be installed prior to the occupancy of any structure.

That permission granted by this amendment to Conditional Use Permit No. 3841 shall become effective and final on the eleventh day after it is filed in the office of the City Clerk unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

Any Conditional Use Permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six (6) months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

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CITY PLANNING COMMISSION
City of San Diego, California

By _____
Jack Van Cleave
Head, Rezoning Section

DATED: October 24, 1962

FILED IN OFFICE OF CITY CLERK

NOV 2 1962

Right of Appeal expires 10 days after above date.

* Landscape plans submitted 4-9-63 O.K'd by May Schmidt
Roland Sheyt prepared the plans. JOE

000813

CONDITIONAL USE PERMIT - CASE NO. 3841-AMENDMENT

WHEREAS, an Amendment to Conditional Use Permit No. 3841 has been considered by the Planning Commission of the City of San Diego, California, and the Planning Commission has conducted a public hearing on the request of the Salk Institute for Biological Studies to substitute revised Exhibit "A" for the Exhibit "A" referred to in Condition 1 of Conditional Use Permit 3841 and to increase the maximum height of structure on the subject property to 420 feet City Datum in lieu of the 393 feet City Datum referred to in Condition 6 of Conditional Use Permit 3841; said subject property being on proposed La Jolla Scenic Drive between Black Gold Road and Torrey Pines Park in the R-1 zone; and

WHEREAS, The Planning Commission has made the following Findings of Fact in relation thereto:

1. That the proposed change in Conditions of Conditional Use Permit 3841 at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. That the proposed use will comply with the regulations and conditions specified in the Code for such use; and

4. That the granting of this conditional use will not adversely affect the Master Plan of the City or the adopted plan of any governmental agency.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Diego that permission is hereby granted to the Salk Institute of Biological Studies to substitute revised Exhibit "A" for the Exhibit "A" referred to in Condition 1 of Conditional Use Permit 3841 and to increase the height of structure referred to in Condition 6 to an elevation of not to exceed 420 feet City Datum.

Any amendment to a Conditional Use Permit granted by the City shall be null and void and shall be revoked automatically six (6) months after its effective date unless the use and/or the permission granted by this Amendment to Conditional Use Permit 3841 is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

That permission granted by this Amendment shall become effective and final on the eleventh day after it is filed in the office of the City Clerk unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

CITY PLANNING COMMISSION
City of San Diego, California
By Tyson Notbe
Acting Head, Rezoning Section

DATE: August 15, 1962

FILED IN OFFICE OF CITY CLERK
August 17, 1962
Right of Appeal expires 10 days after above date.

OFFICE COPY

ATTACHMENT 6

000814

EXTENSION OF TIME
CONDITIONAL USE PERMIT - CASE NO. 3841

WHEREAS, the City Planning Commission of San Diego, California, has considered the written request of the INSTITUTE OF BIOLOGY AT SAN DIEGO (Dr. Jonas E. Salk), owner, for a six-months' extension of time to March 13, 1962 within which to commence construction of a Medical Research Laboratory approved under Application No. 19890 (Case No. 3841) on March 1, 1961 on a portion of P. L. 1324, according to the legal description contained in the above application; and

WHEREAS, it has been found that there has been no material change of circumstances since the granting of said Conditional Use Permit which would adversely affect the public welfare;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, California, that an extension of time until March 13, 1962 be granted to said INSTITUTE OF BIOLOGY AT SAN DIEGO in which to commence construction of a Medical Research Laboratory on the proposed La Jolla Scenic Drive between Black Gold Road and Torrey Pines Park in a portion of P. L. 1324, according to the legal description on file in the Planning Department, in the R-1 zone.

The permission granted by this Conditional Use Permit extension shall become effective and final on the eleventh day after it is filed in the office of the City Clerk unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

Any conditional use permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

CITY PLANNING COMMISSION
City of San Diego, California

By _____
Head, Rezoning Section

DATED: Sept. 13, 1961

bf

FILED IN OFFICE OF CITY CLERK
Sept. 19, 1961

RIGHT OF APPEAL EXPIRES 10 DAYS
AFTER THE ABOVE DATE

000815

CONDITIONAL USE PERMIT - CASE NO. 3841

WHEREAS, Conditional Use Permit application No. 19890 has been considered by the Planning Commission of the City of San Diego, California, and the Planning Commission has conducted a public hearing on this request of INSTITUTE OF BIOLOGY AT SAN DIEGO (Dr. Jonas E. Salk), owner, to construct and develop a medical research laboratory on proposed La Jolla Scenic Drive between Black Gold Road and Torrey Pines Park, in a portion of Pueblo Lot 1324, according to the legal description on file in the Planning Department, in the R-1 zone; and

WHEREAS, The Planning Commission has made the following Findings of Fact in relation thereto:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community because the proposed facility will make an important contribution to the national well-being and will be intimately related to the educational and research facilities being planned and developed for the University of California.

2. That such use under the circumstances of the particular case will not be detrimental to health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity because the facility will be so designed and developed as to adequately isolate it from adjacent property and improvements.

3. That the proposed use will comply with the regulations and conditions specified in the Municipal Code for such use because the facility will specifically conform to the Municipal Code in every respect.

4. That the granting of this conditional use will not adversely affect the Master Plan of the City or the adopted plan of any governmental agency because no community plan covering the subject property has been adopted by the City of San Diego.

NOW, THEREFORE, BE IT RESOLVED By the City Planning Commission of San Diego, California, that permission is hereby granted to INSTITUTE OF BIOLOGY AT SAN DIEGO (Dr. Jonas E. Salk), owner, to construct and develop a medical research laboratory on the above-mentioned site, under the following conditions:

1. That prior to the issuance of any building permit, complete plans shall be submitted to the Planning Director for approval; said plans to be in substantial conformity with Exhibit "A" on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of other governmental agencies require deviation therefrom;

2. That prior to the issuance of any building permits complete landscape plans, including a permanent watering system, shall be submitted to the Planning Director for approval. Said landscape plans shall include screened planting along the south boundary of the subject property, and all landscaping shown on the plans shall be installed prior to the occupancy of any structure;

3. That offstreet parking shall be provided on the subject property in a ratio of not less than one accessible space for each one-family dwelling or apartment; one accessible space for each four-guest accommodations; one parking space for each person regularly employed on the subject property but not living on the subject property; each space shall be not less than 180 sq. ft. in size exclusive of aisle and driveway areas.

4. That all offstreet parking areas and private roadways shall be surfaced with not less than 2" A.C. or its equivalent. Each parking space shall be marked and provided with substantial wheel stops except that such marking and wheel stops need not be provided on parking areas serving one-family dwellings.

5. That any flood lighting installed on the subject property shall be directed away from adjoining properties.

6. That no structure on the subject property shall exceed in height elevation 393 City datum.

7. That rooms in which experimental animals are housed shall be ventilated solely by mechanical means.

8. That the construction and operation of the proposed activity shall comply at all times with the regulations and requirements of this and other governmental agencies.

That permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after it is filed in the office of the City Clerk, unless a written appeal is filed within ten (10) days after such filing in the office of the City Clerk.

Any Conditional Use Permit, or extension of time, granted by the City shall be null and void, and shall be revoked automatically six (6) months after its effective date, unless the use and/or construction permitted is commenced before said time expires, in accordance with Municipal Code Section 101.0506.

City Planning Commission
City of San Diego, California
By _____
Head, Rezoning Section

DATED: March 1, 1961

FILED IN OFFICE OF CITY CLERK
March 3, 1961
Right of Appeal expires 10 days after above date.

000817

RESOLUTION NUMBER R - 9102272

ADOPTED ON FEBRUARY 27, 1991

WHEREAS, the Historical Site Board for the City of San Diego held a noticed public hearing on February 27, 1991 to consider the historical site designation of the Salk Institute for Biological Studies located at 10010 N. Torrey Pines Road, La Jolla (APN 342-010-38); and

WHEREAS, in arriving at their decision, the Historical Site Board considered the historical/architectural report, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the Planning Department report recommended that the site be designated as Site No. 304 in the Register of Historic Landmarks by the Historical Site Board; and

WHEREAS, the Historical Site Board based its designation of the Salk Institute for Biological Studies, San Diego, CA on (1) its association with Louis I. Kahn, master architect, and Dr. Jonas Salk, renowned scientist, founder of the institute and design collaborator; (2) its pivotal role in the metamorphosis of the economy of San Diego from near total dependence upon the military and aircraft manufacturing to a diverse one with a strong and growing medical and scientific research element; and (3) its architectural significance. It is internationally renowned as an important work of modern architecture both for its dramatic siting atop the bluff with the ocean view framed by the paired buildings, and for its innovative design concepts, especially in the function of the laboratories and in the symbolism of the elegant central plaza. The designation specifically covers all facades of both buildings, the view to the west which they frame, the upper terrace entryway with its ornamental grove concept, the central plaza with its watercourse, the lower terrace with its fountain, and the original amenitites of these spaces such as the steel gates and terrazzo seating areas. This is in no way intended to curtail the future development of other areas of the site as was originally intended. Additionally, the Board (1) approved the proposed construction of a new East Entry and Multipurpose Building consistent with the plans, model and design shown to the Board and (2) directed staff to prepare a nomination to the National Register of Historic Places for the Salk Institute for Biological Studies, San Diego, CA.

NOW, THEREFORE,

000818

BE IT RESOLVED, by the Historical Site Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above mentioned property as Site No. 304.

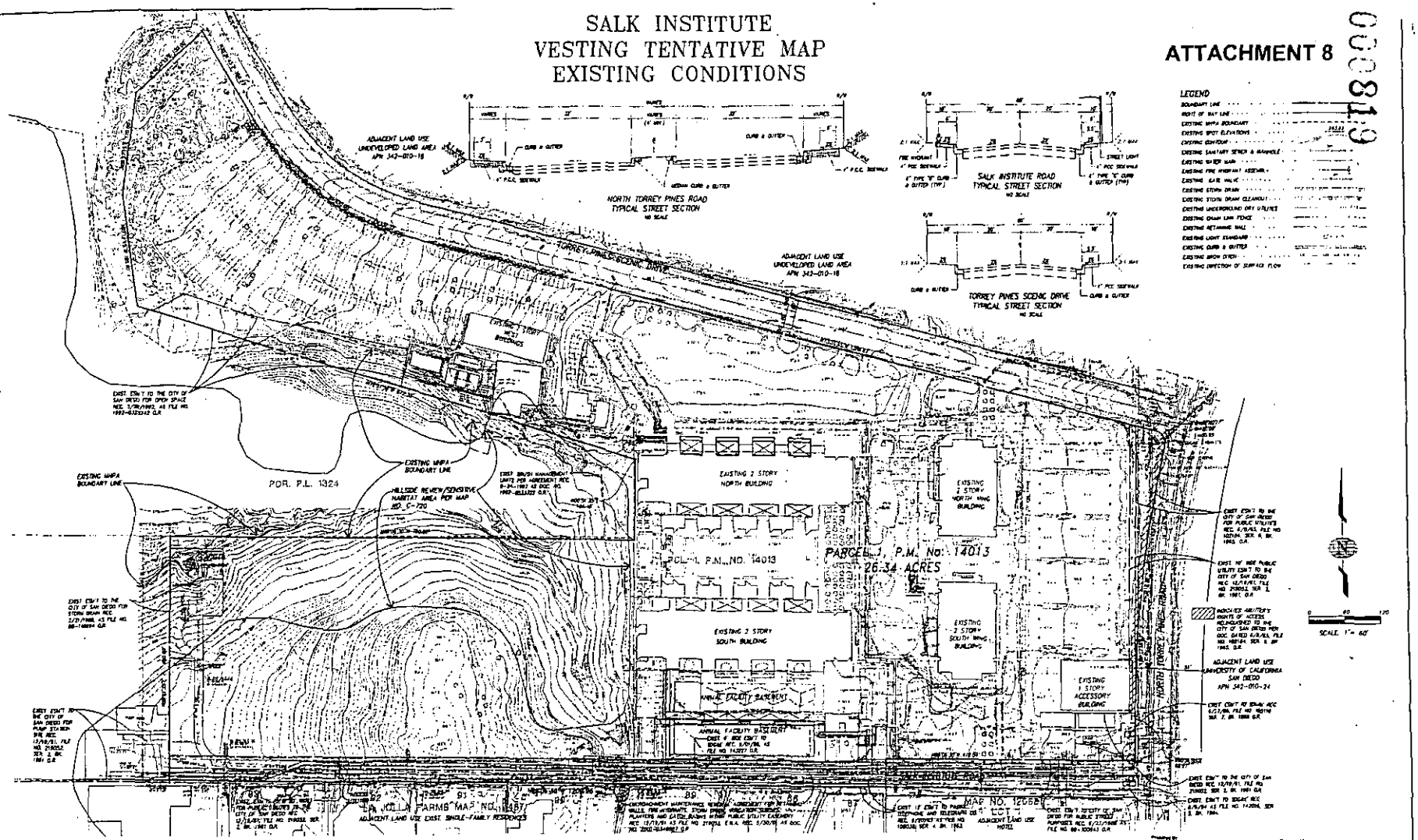
BY: _____
KATHRYN C. WILLETTS
Chair, Historical Site Board

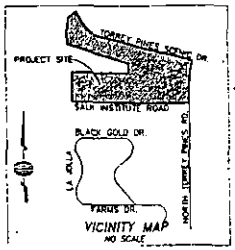
APPROVED AS TO FORM AND LEGALITY: JOHN W. WITT, CITY ATTORNEY

BY: _____
ALLISYN L. THOMAS
Deputy City Attorney

SALK INSTITUTE
VESTING TENTATIVE MAP
EXISTING CONDITIONS

ATTACHMENT 8





LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MAPA BOUNDARY
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GAS VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING SWALE/DITCH
EXISTING DIRECTION OF SURFACE FLOW

FLOOD ZONE DESIGNATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO. 060745 0008F (PANEL 1326 OF 2375), EFFECTIVE DATE 6-19-1997 INDICATES THAT THE SUBJECT PROPERTY LIES TOTALLY WITHIN ZONE X WHICH AS DEFINED THEREIN ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODING

PHASING NOTE

THE SEQUENCING OF CONSTRUCTION MAY OCCUR ON ANY INDIVIDUAL LOT OR LOTS AFTER RECORDATION OF THE FINAL MAP FOR THOSE LOTS, SUBJECT ACTION BY THE CITY ENGINEER (SEE BOTTOM EXHIBIT) OR THE COASTAL DEVELOPMENT PERMIT APPLICATION, PROJECT NUMBER 14675, (SEE ORDER 41-3221)

LEGAL DESCRIPTION

PORTION OF PCL. 1 OF PM NO. 14013 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

ASSESSOR'S PARCEL NO.

342-010-14

LAMBERT COORDINATES

363-1683

TOPOGRAPHY:

EXISTING TOPOGRAPHY WAS FLOWN 10/3/99

BENCHMARK:

BRASS PLUG AT NORTHWEST CORNER OF NORTH TORREY PINES ROAD AND TORREY PINES SCENIC DRIVE.
ELEV. 374.161 DATUM: NGS

UTILITY NOTE:

EXISTING ONSITE WATER, SEWER AND STORM DRAIN SYSTEMS WILL BE EXTENDED TO PROVIDE SERVICE TO THE PROPOSED BUILDINGS. ONSITE AND OFF-SITE LOOPS AND HYDRANTS WILL BE PROVIDED TO THE SATISFACTION OF THE FIRE DEPARTMENT.

PARKING NOTE:

TYPICAL DIMENSIONS: STANDARD 8.5' x 20' +/- 2.0 OVERHANG
8.5' x 16' COMPACT 7.5' x 13'

GENERAL NOTES

1. TOTAL NUMBER OF PROPOSED LOTS 6
2. TOTAL ONSITE/ON AREA IS 26.34 ACRES
3. EXISTING ZONING IS RS-1-7
4. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
5. TELEPHONE: PACIFIC TELEPHONE COMPANY
6. SEWER AND WATER: CITY OF SAN DIEGO
7. DRAINAGE SYSTEM: CITY OF SAN DIEGO
8. FIRE: CITY OF SAN DIEGO
9. SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
10. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
11. CONTOUR INTERVALS ARE 1 FEET
DATUM: M.S.L.
SOURCE: AERIAL FLOWN ON OCTOBER 3, 1999
12. ALL PROPOSED SLOPES ARE 2:1 MAXIMUM
13. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
14. ALL LOTS SHOWN HEREON SHALL MEET THE REGULATIONS AND STANDARDS OF THE CITY OF SAN DIEGO IN ACCORDANCE WITH THE PLANNED DEVELOPMENT PERMIT
15. LOT DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN
16. ALL UTILITIES SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN
17. SEE THE SALK INSTITUTE CONCEPT DRAWINGS, DEPT. 2 PARTS FOR ADDITIONAL INFORMATION

OWNER

SALK INSTITUTE
10010 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

04/26/06
DATE

SHEET INDEX

1 EXISTING CONDITIONS
2 VESTING TENTATIVE PARCEL MAP & CONCEPTUAL GRADING PLAN

Latitude 33
Planning and Engineering
4725 Portsmouth Sq. Suite 214
San Diego, Ca. 92122
Tel 858-292-7762 Fax 858-292-0474

5-31-06
DATE

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 46191
Exp. 6-30-2007
STATE OF CALIFORNIA

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
Address: 4725 PORTSMOUTH SQ. SUITE 214, SAN DIEGO, CA 92122
Phone: 858-292-7762
Fax: 858-292-0474
Project Address: 10010 NORTH TORREY PINES ROAD, LA JOLLA, CALIFORNIA 92037

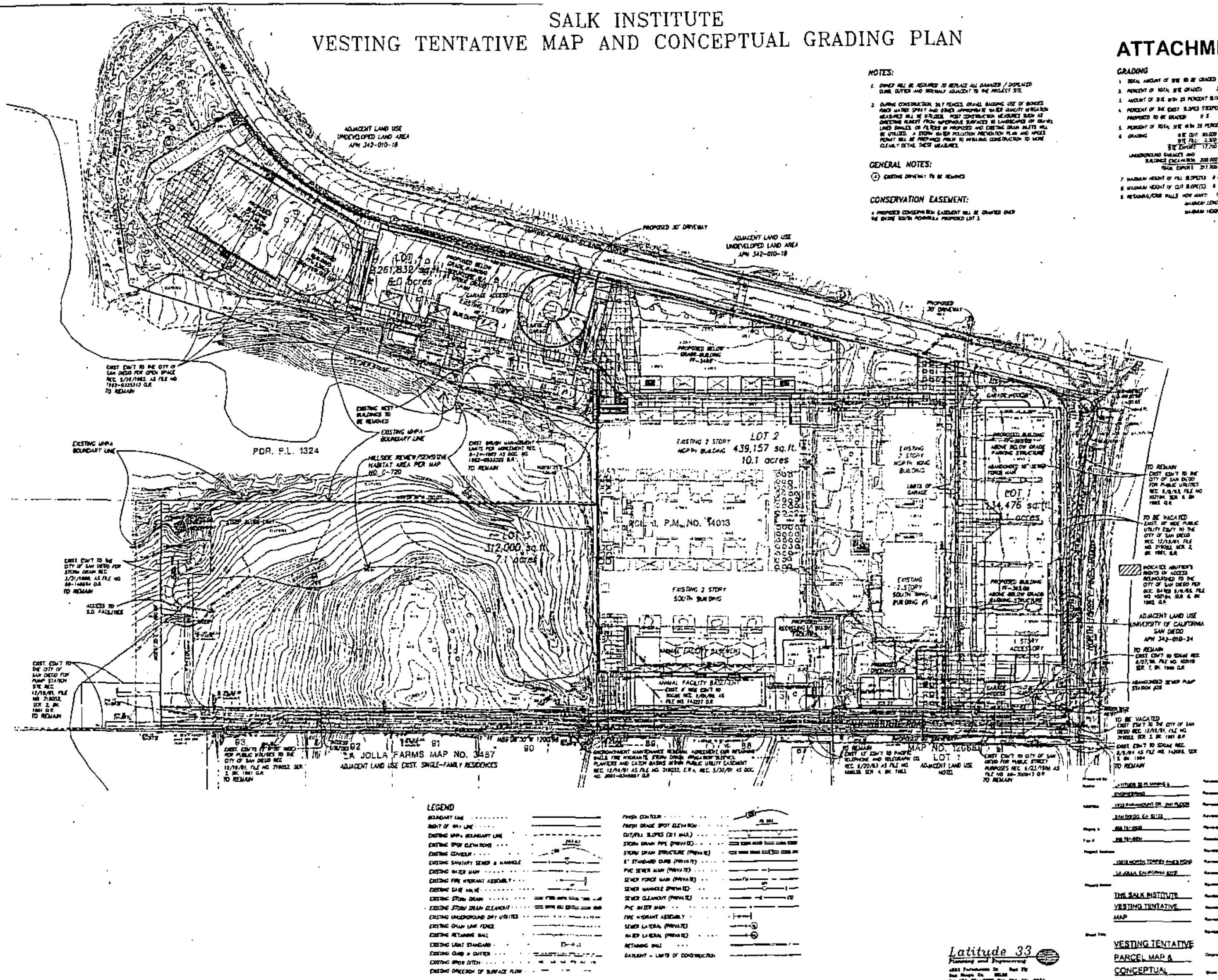
Project Name	THE SALK INSTITUTE
	VESTING TENTATIVE
	MAP
Drawing Title	EXISTING
	CONDITIONS

Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	
Revision 6	
Revision 7	
Revision 8	
Revision 9	
Revision 10	
Revision 11	
Revision 12	
Revision 13	
Revision 14	
Revision 15	
Original Date	6-26-06
Revision 1	6-27-06
Revision 2	9-29-06
Revision 3	1-19-07
Revision 4	1-19-07
Revision 5	
Revision 6	
Revision 7	
Revision 8	
Revision 9	
Revision 10	
Revision 11	
Revision 12	
Revision 13	
Revision 14	
Revision 15	
Sheet Size	1 x 2
Sheet No.	

0008419

SALK INSTITUTE
VESTING TENTATIVE MAP AND CONCEPTUAL GRADING PLAN

ATTACHMENT 8



NOTES:

1. OWNER WILL BE REQUIRED TO REPLACE ALL DAMAGED / DISPLACED CURB, GUTTER AND SIDEWALK ADJACENT TO THE PROJECT SITE.

GENERAL NOTES:

CONSERVATION EASEMENT:

GRADING

Latitude 33
Planning and Engineering

THE SALK INSTITUTE
VESTING TENTATIVE
MAP

VESTING TENTATIVE
PARCEL MAP &
CONCEPTUAL
GRADING PLAN

2 of 2

000820

THE SALK INSTITUTE FOR BIOLOGICAL STUDIES

ATTACHMENT 9

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

LA JOLLA, CALIFORNIA

PROJECT DESCRIPTION

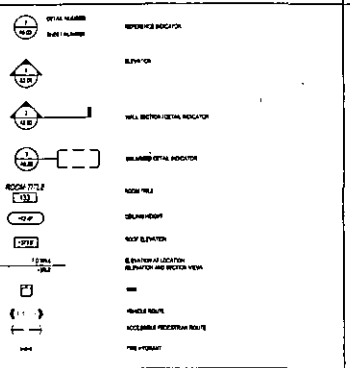
The Salk Institute is embarking on an effort to update its Campus Master Plan, created by Jonas Salk and Louis Kahn and approved in 1991. This is the first update to the 1991 Master Plan, and it will provide a plan to guide campus development over the next 30-40 years. Over the four decades since the original Master Plan was approved, scientific needs have continually evolved. The Master Plan update will allow the Institute to respond to the changing needs of science and plan for the scientific and support facilities that are needed in order to attract the top scientists of the world.

The goals of the Master Plan update are:
- Modest growth of 15% of research programs, laboratory space and related staff
- Flexible facilities to house emerging technologies and specialized equipment
- Centralized facilities on campus to house all Institute support departments and personnel
- Additional and improved support services for Institute staff
- Campus-wide improvements to the physical environment
- Removal of all temporary buildings

Proposed facilities in the Master Plan update include:
- Core Facility to house specialized equipment and Laboratories
- Salk Community Center housing administration, meeting rooms, dining facilities, etc.
- Greenhouse Facility
- Torrey East Building
- Underground Parking (majority)

The application is for a Coastal Development Permit, Planned Development Permit and Site Development Permit as an amendment to previously approved CDP/PRP/CUP 93-1140, CUP 85-0568, CUP 3841, and Sewer Easement Abandonment, and will accommodate the Institute's build-out of the property in conformance with the University City Community Plan, Land Use Table 3 which allocates 500,000 square feet of scientific research space to the property.

SYMBOLS



OWNER & PROPERTY INFORMATION

OWNER: THE SALK INSTITUTE FOR BIOLOGICAL STUDIES
10010 NORTH TORREY PINES ROAD
LA JOLLA, CALIFORNIA 92037
TEL: (858) 453-4100
FAX: (858) 453-3728

DR. RICHARD MURPHY, PRESIDENT
BETH ALTON, VICE PRESIDENT OF HUMAN RESOURCES
GARRY VAN GERPEN, DIRECTOR OF FACILITIES

LEGAL DESCRIPTION:
PORTION OF PARCEL 1 OF PM NO. 14013, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

ASSESSOR'S PARCEL NUMBER
342-010-36

ZONING INFORMATION:
EXISTING ZONE RS-1-7, COASTAL OVERLAY ZONE,
COASTAL HEIGHT LIMIT OVERLAY ZONE AND
COMMUNITY PLAN IMPLEMENTATION OVERLAY (AREA A)

TYPE OF CONSTRUCTION:
TYPE I, FIRE RATED, FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION:
B (EXISTING AND PROPOSED) & S-2 AND S-4 (PROPOSED UNDERGROUND PARKING STRUCTURES)

EXISTING STRUCTURES:
ORIGINAL BUILDINGS, TEMPORARY BUILDINGS, ASSESSORY BUILDING (1959)
CANCER RESEARCH FACILITY EXPANSION (1973)
EAST BUILDING (1965)
NORTH PARKING EXPANSION (2000)
SALK ANIMAL FACILITY BASEMENT (2001)

PROJECT TEAM

ARCHITECT: NBBJ
130 SUTTER ST., 2ND FLOOR
SAN FRANCISCO, CA 94104
TEL: (415) 955-1100
FAX: (415) 733-7735
JACK MACALLISTER, FAIA, DESIGN CONSULTANT
DAVID RINEHART, FAIA, DESIGN CONSULTANT
LILIAN ASPERIN-CLYMAN, PROJECT MANAGER

CIVIL ENGINEERING: LATITUDE 33 ENGINEERING AND PLANNING
4833 PARAMOUNT DR. SECOND FLOOR
SAN DIEGO, CALIFORNIA 92123
TEL: (858) 751-0633
FAX: (858) 751-0634
MARK ROWSON, PRINCIPAL IN CHARGE
MARSH MACDONALD, CIVIL ENGINEER

LANDSCAPE ARCHITECT: THE OFFICE OF JAMES BURNETT
415 SOUTH CEDROS, SUITE 280
SOLANA BEACH, CALIFORNIA, 92075
TEL: (858) 793-5876
FAX: (858) 793-5906
JIM BURNETT, PRESIDENT
KYLE FOSELIS, VICE PRESIDENT

ENVIRONMENTAL PLANNING: HELIX ENVIRONMENTAL PLANNING, INC
8100 LA MESA BOULEVARD, SUITE 150
LA MESA, CALIFORNIA, 91941
TEL: (619) 462-0552
FAX: (619) 462-1515
DAVID CLIFFORD, PRESIDENT
KIM BARNES, SENIOR PROJECT MANAGER

LAND USE ATTORNEY: SHEPPARD MULLIN
12544 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CALIFORNIA 92130
TEL: (858) 720-8900
FAX: (858) 847-4605
RAFAEL MUELENBURG, JOHN PONDER, LAND USE ATTORNEYS

GRAPHIC DESIGNER: DEBORAH NICHOLS DESIGN
466 JACKSON STREET
SAN FRANCISCO, CALIFORNIA 94111
TEL: (415) 788-8788
FAX: (415) 788-5767

CODE ANALYSIS: DAVIS DAVE ARCHITECTS
3661 FIFTH AVENUE
SAN DIEGO, CA 92103
TEL: (619) 296-1533
FAX: (619) 296-6128

DEVELOPMENT SUMMARY

AREAS & SQUARE FOOTAGE INVENTORY (REFERENCE AT 4)	
EXISTING	
Building	Gross Floor Area:
NORTH BUILDING (1)	73,000 sf
SOUTH BUILDING (1)	83,000 sf
EAST BUILDING (NORTH AND SOUTH WINGS) (1)	192, 800 sf
WEST BUILDING (1)	50,800 sf
ACCESSORY BUILDING (1)	9,600 sf
SALK ANIMAL FACILITY BASEMENT (2)	0 sf
Total:	399,000 sf
EXISTING BUILDINGS TO BE DEMOLISHED	
WEST BUILDINGS (17)	20,000
ACCESSORY BUILDINGS (17)	6,000
NET TOTAL EXISTING BUILDING GROSS FLOOR AREA: (19)	379,000 s.f.
Existing Parking	804
Parking Removed (1)	540
PROPOSED	Gross Floor Area:
NORTH LAWN CORE FACILITY (3), (7)	0 sf
STORAGE (3), (7)	0 sf
-	0 sf
-	0 sf
TORREY EAST BUILDING (6), (7)	84,200 sf
NORTH AND SOUTH WINGS (6)	
SALK COMMUNITY CENTER (5), (6), (7), (8), (9), (10)	117,000 sf
NORTH PENINSULA UNDERGROUND PARKING (11), (12), (7)	0 sf
CARE HOUSE (5)	4,000 sf
Total:	315,200 sf
TOTAL PROPOSED GROSS FLOOR AREA: (19)	478,800 sf
Proposed Underground Parking (1), (13), (19), (19)	
North Peninsula Underground Parking Structure:	578 (75 carpool spaces)
Torrey East Underground Parking Structure	486 (75 carpool spaces)
Total:	1,064 spaces (21 accessible - 3 of these are van accessible)
-	
Existing Parking (Surface) (1)	22 spaces (2 accessible - 2 of these are van accessible)
TOTAL PARKING PROVIDED:	1,086 spaces
Parking Required (3), (17)	1,048 spaces
Proposed Bicycle Parking (15)	33 (existing)
Proposed Motorcycle Parking (14)	30 spaces

DRAWING LIST

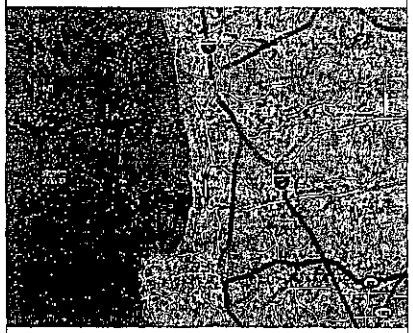
GENERAL
A0 — COVER, DRAWING INDEX, SYMBOLS, ABBREVIATIONS, AND LOCATION MAP

ARCHITECTURAL
A1.0 — SITE PLAN
A1.1 — VEHICLE AND PEDESTRIAN CIRCULATION PLAN
A1.2 — ROOF PLAN
A1.3 — UNDERGROUND PARKING PLANS
A2.0 — SITE SECTIONS
A2.1 — CORE FACILITY SITE SECTIONS AND BUILDING ELEVATIONS
A2.2 — NOT USED
A3.0 — TORREY EAST BUILDING ELEVATIONS
A4.1 — FLOOR PLAN - CORE FACILITY
A4.1.1 — ROOF PLAN - CORE FACILITY
A4.2 — NOT USED
A4.2.1 — NOT USED
A4.3 — FLOOR PLANS - TORREY EAST BUILDING

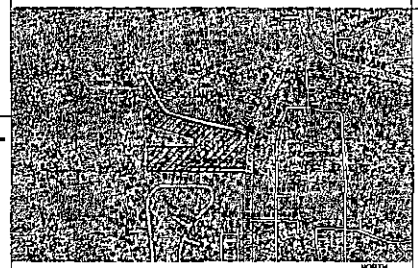
CIVIL
C1 — EXISTING CONDITIONS AND TOPOGRAPHIC MAP
C2 — PRELIMINARY GRADING & UTILITY PLAN - SHEET FLOW AND FIRE HYDRANT LAYOUT
C3 — SOUTH PENINSULA - NO DEVELOPMENT PROPOSED
C4 — PRELIMINARY GRADING & UTILITY PLAN - TORREY EAST BUILDING AND GREENHOUSES
C5 — PRELIMINARY GRADING & UTILITY PLAN - CORE FACILITY
C6 — PRELIMINARY GRADING & UTILITY PLAN - SALK COMMUNITY CENTER & NORTH PENINSULA GARAGE
C7 — EXISTING EASEMENT VACATION PLAN
C8 — ENVIRONMENTALLY SENSITIVE LANDS & DEVELOPMENT SUITABILITY ANALYSIS - SOUTH PENINSULA - NO DEVELOPMENT PROPOSED
C9 — ENVIRONMENTALLY SENSITIVE LANDS & DEVELOPMENT SUITABILITY ANALYSIS - SALK COMMUNITY CENTER & NORTH PENINSULA GARAGE
C10 — MHPA BOUNDARY ADJUSTMENT PLAN
C11 — SLOPE ANALYSIS - SOUTHERLY PENINSULA
C12 — SLOPE ANALYSIS - SOUTHERLY PENINSULA
C13 — SLOPE ANALYSIS NORTHERLY PENINSULA

LANDSCAPE
L1 — OVERALL LANDSCAPE DEVELOPMENT PLAN
L2 — CORE FACILITY BUILDING LANDSCAPE DEVELOPMENT PLAN
L3 — TORREY EAST BUILDING LANDSCAPE DEVELOPMENT PLAN
L4 — MULCH MANAGEMENT PROGRAM
L5 — EXISTING BUCK MYRTUS GROVE ENHANCEMENTS

VICINITY MAP



SITE MAP



General Note
The square footages of the proposed buildings and uses within each building listed in this table are provided to illustrate an example of how the project could be built out to the 500,000 square foot allotment for scientific research density. Building square footages may vary and respective use of each building may vary depending on the blueprint needs. However, the 500,000 square foot total will not be exceeded.

Footnotes
(1) Per CDP 93-1140 (Amended CDP 96-10, 280,200 SF @ 1SP/300SF = 980 Parking Below)
(2) Per City of San Diego Municipal Code Sections 101.0107.22 and 101.0101.66* as noted on Animal Facility Subterranean Conformance Review dated may 6, 1998 (*References updated in recent LDC (published editions)
(3) Per LDC Section 113.0234
(4) Not Used
(5) Per City of San Diego Municipal Code Sections 113.0261, Underground Parking Structures and Basements
(6) Per City of San Diego Municipal Code Sections 113.0231, Determining Proposed Grade
(7) Per City of San Diego Municipal Code Sections 113.0234, Calculating Gross Floor Area
(8) Per City of San Diego Municipal Code Sections 113.0225, Determining Existing Grade
(9) Per City of San Diego Municipal Code Sections 113.0270, Measuring Structure Height
(10) Per City of San Diego Building Homeowner # 2, January 1996, Determination of Building Height, Proposition "D"
(11) Per City of San Diego Municipal Code, Chapter 14 Zoning Regulations - Article 2 General Development Regulations: Division 5 Parking Regulations
(12) Per City of San Diego Municipal Code Section 142.0530 (d), Carpool Spaces
(13) Per City of San Diego Municipal Code Section 142.0530 (e), Bicycle Facilities
(14) Per City of San Diego Municipal Code Section 142.0530 (g), Motorcycle Parking
(15) Per California Disabled Accessibility Guidelines Section 1129 B.1 (E) (a), Number of Standard Accessible parking spaces
(16) Per California Disabled Accessibility Guidelines Section 1129 B.4.2 (5) (b), Number of Van Accessible parking spaces
(17) Temporary buildings to be demolished.
(18) Not used.

SALK INSTITUTE
nbbj
Latitude 33
The Office of James Burnett
Helix Environmental Planning, Inc.

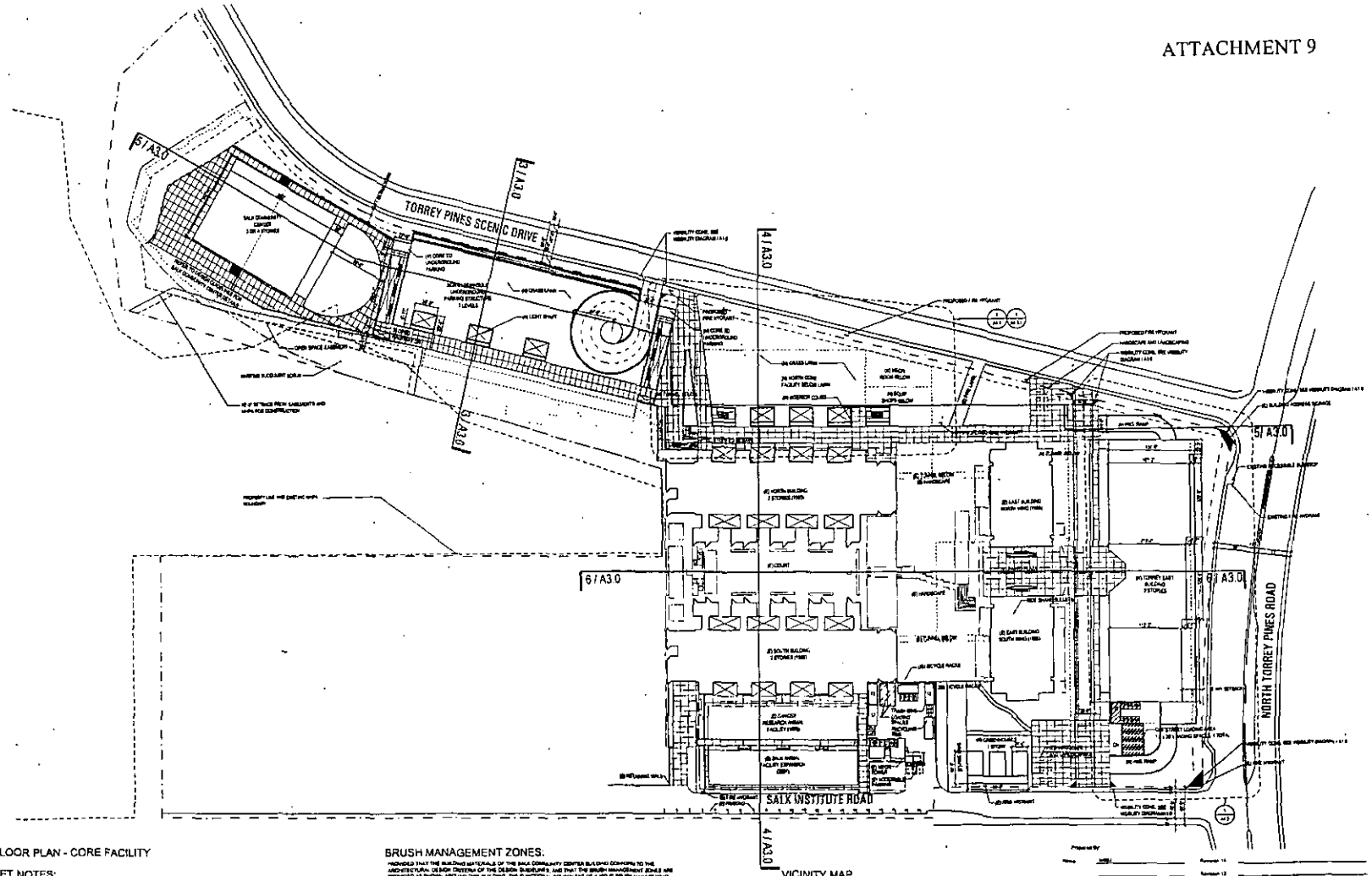
C 321

THE SALK INSTITUTE CDP / SDP

COVER SHEET

A0.0

ATTACHMENT 9



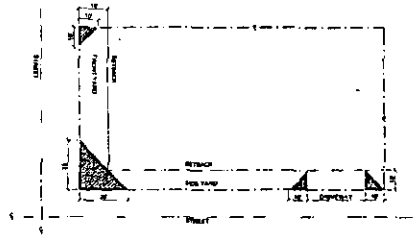
1 FLOOR PLAN - CORE FACILITY

SHEET NOTES:

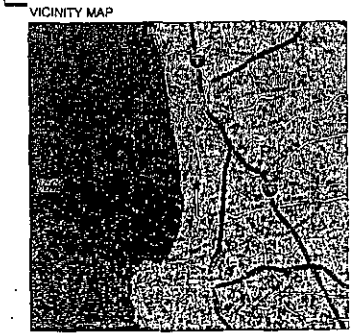
REFUSE AND RECYCLABLE MATERIALS STORAGE

BRUSH MANAGEMENT ZONES:

VISIBILITY AREA DIAGRAM



VICINITY MAP



THE SALK INSTITUTE CDP / SDP

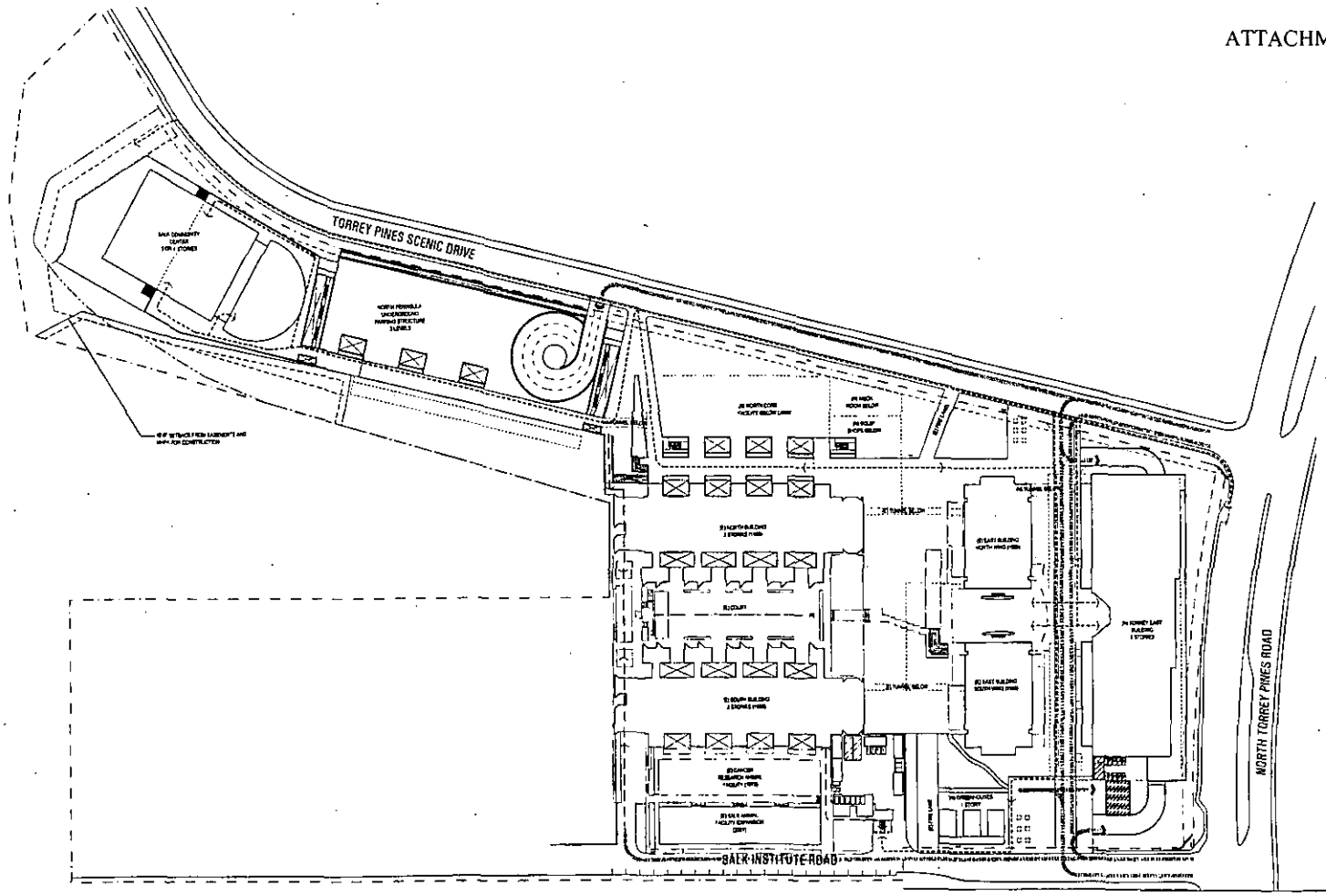
SITE PLAN

A1.0

000822

ATTACHMENT 9

000823



1 PEDESTRIAN AND VEHICLE CIRCULATION PLAN

SHEET NOTES:

SALK INSTITUTE

nbbj

Lenvest 33

The Office of James Burnett

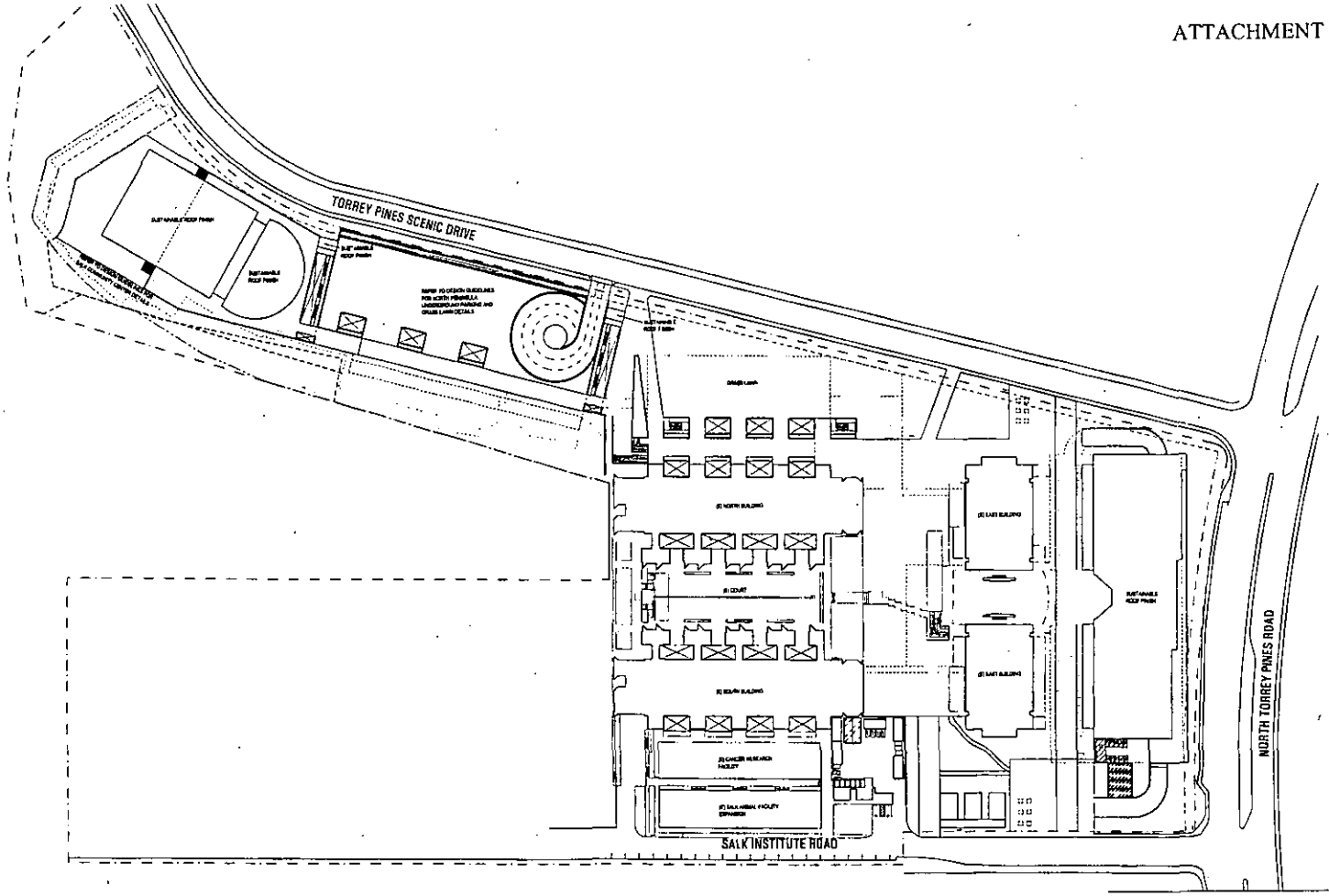
Hans Environmental Planning, Inc.

THE SALK INSTITUTE
CDP / SDP

PEDESTRIAN & VEHICLE CIRCULATION PLAN

A1.1

ATTACHMENT 9



1 ROOF PLAN

SHEET NOTES:

THE SALK INSTITUTE
CDP / SDP

ROOF PLAN

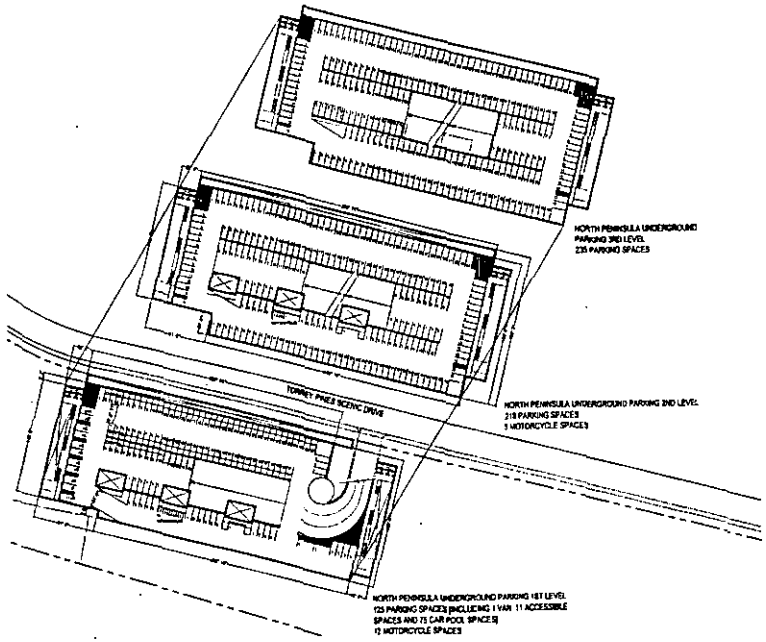
A1.2

NORTH

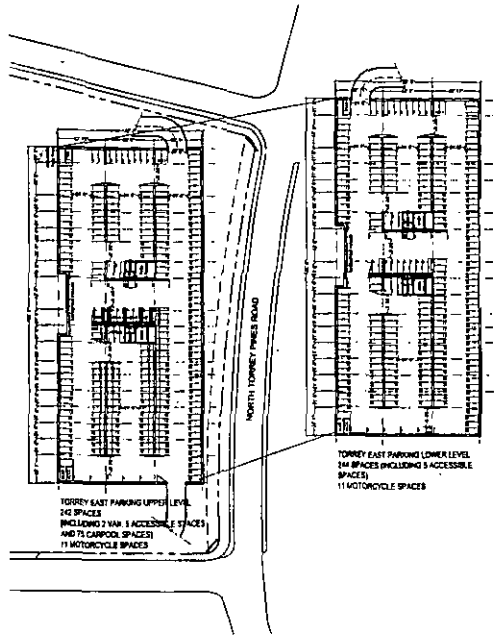
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000824

ATTACHMENT 9

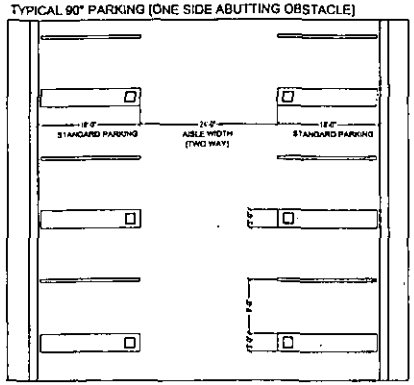


1 NORTH PENINSULA UNDERGROUND PARKING

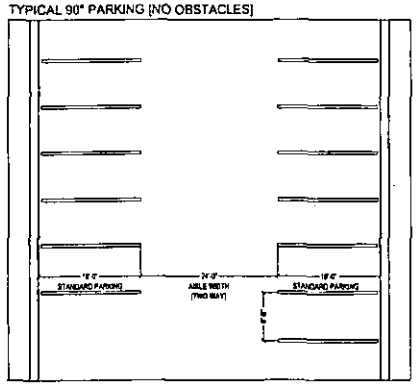


2 TORREY EAST BUILDING UNDERGROUND PARKING

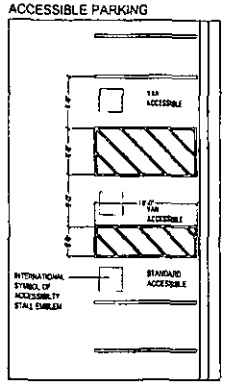
TYPICAL 90° PARKING (ONE SIDE ABUTTING OBSTACLE)



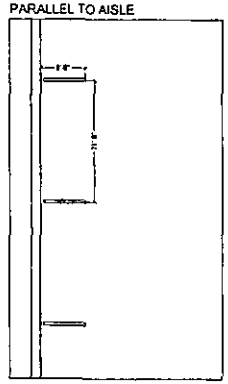
TYPICAL 90° PARKING (NO OBSTACLES)



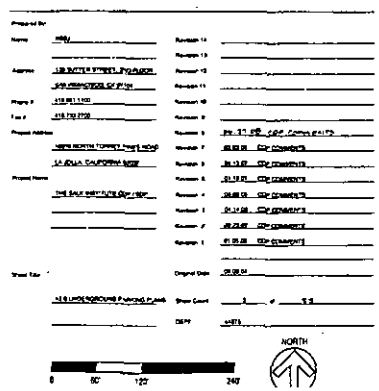
ACCESSIBLE PARKING



PARALLEL TO AISLE



SCALE 1/8" = 1'

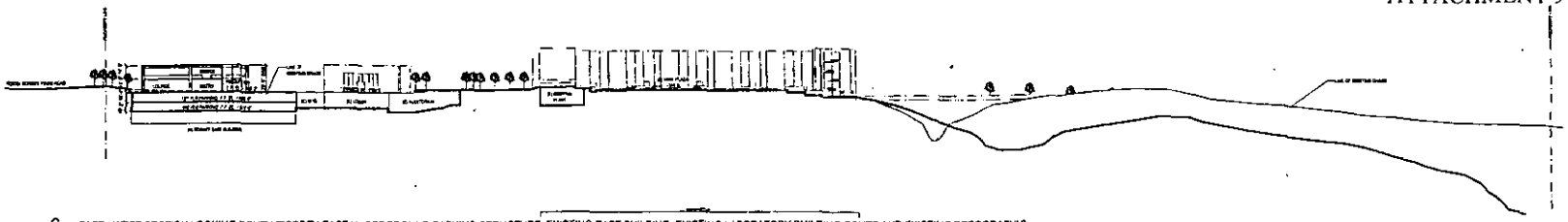


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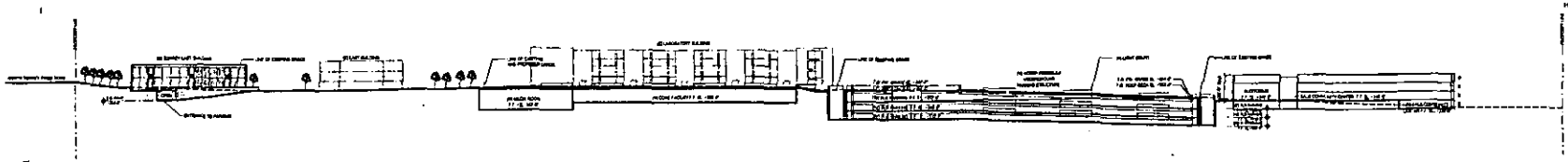
UNDERGROUND
PARKING PLANS

A2.0

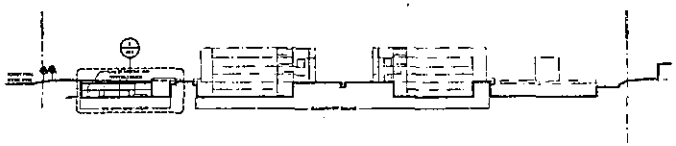
ATTACHMENT 9



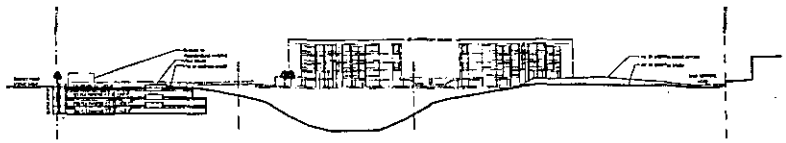
6 EAST - WEST SECTION LOOKING SOUTH [TORREY EAST UNDERGROUND PARKING STRUCTURE, EXISTING EAST BUILDING, EXISTING LABORATORY BUILDING COURT AND EXISTING TOPOGRAPHY]



5 EAST-WEST SECTION LOOKING SOUTH [TORREY EAST UNDERGROUND PARKING STRUCTURE, MECHANICAL ROOM, NORTH CORE FACILITY, NORTH PENINSULA UNDERGROUND PARKING STRUCTURE AND SALK COMMUNITY CENTER]



4 NORTH-SOUTH SECTION LOOKING EAST [NORTH LAWN CORE FACILITY, EXISTING LABORATORY BUILDING AND EXISTING SOUTH LAWN]

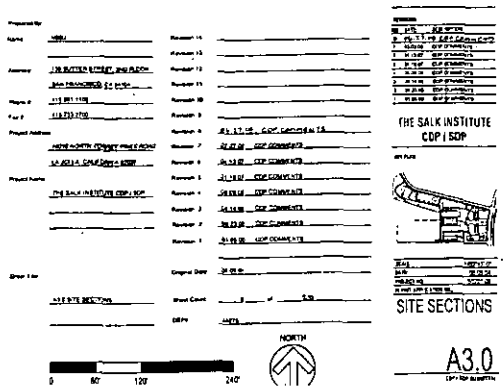


3 NORTH-SOUTH SECTION LOOKING EAST [GRASS LAWN AND UNDERGROUND PARKING STRUCTURE]

2 NOT USED

1 NOT USED

000826



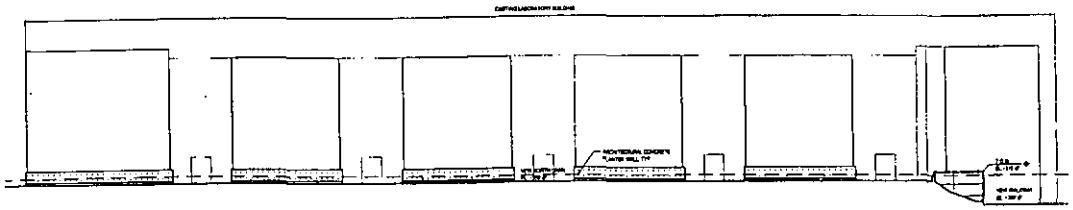
THE SALK INSTITUTE CDP / SDP

SITE SECTIONS

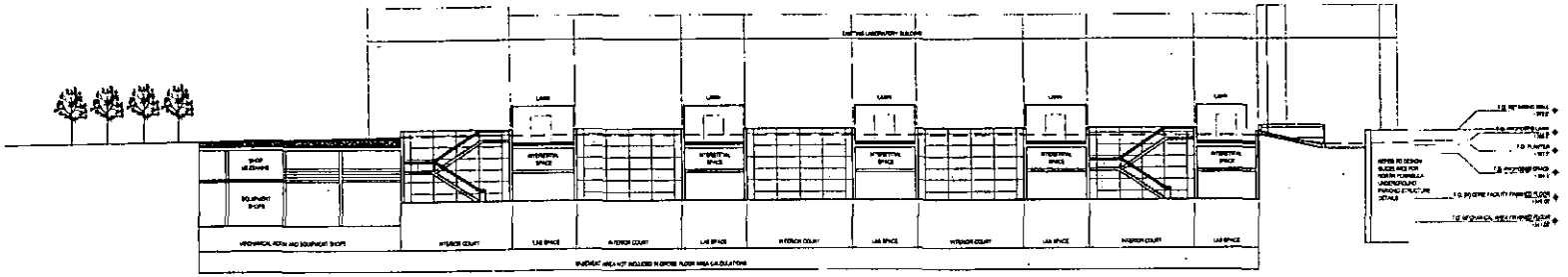
A3.0

ATTACHMENT 9

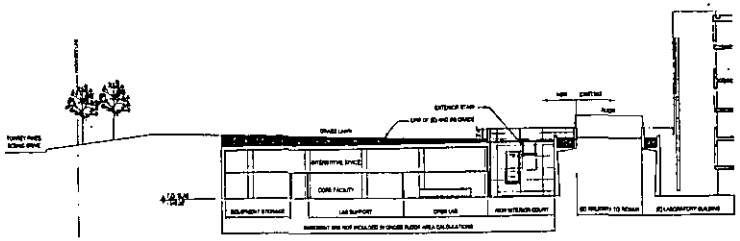
CCC 3-87-127



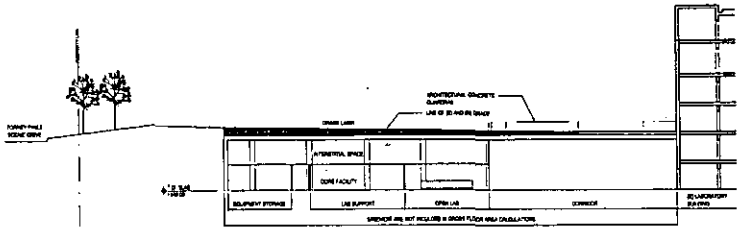
6 ELEVATION LOOKING SOUTH AT CORE FACILITY AND LABORATORY BUILDING



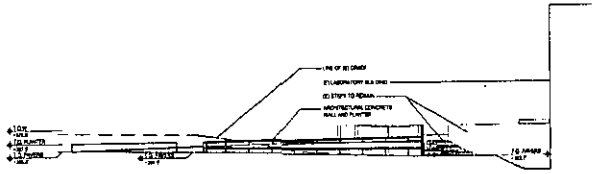
5 SECTION LOOKING SOUTH AT CORE FACILITY PLAZA AND LABORATORY BUILDING



2 SECTION LOOKING EAST AT CORE FACILITY



3 SECTION LOOKING EAST AT CORE FACILITY / EXISTING LABORATORY BUILDING



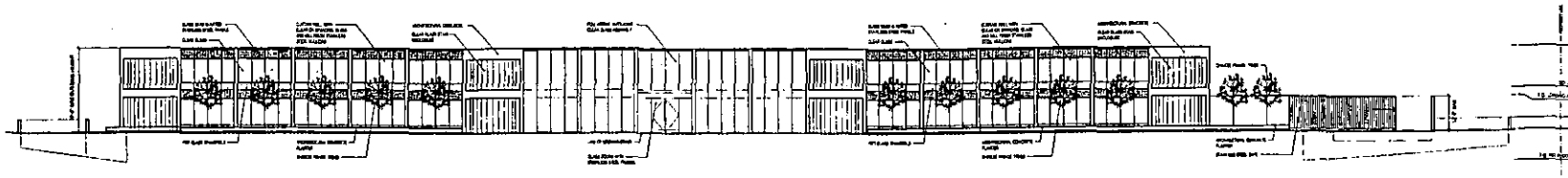
1 ELEVATION LOOKING EAST AT CORE FACILITY

THE SALK INSTITUTE
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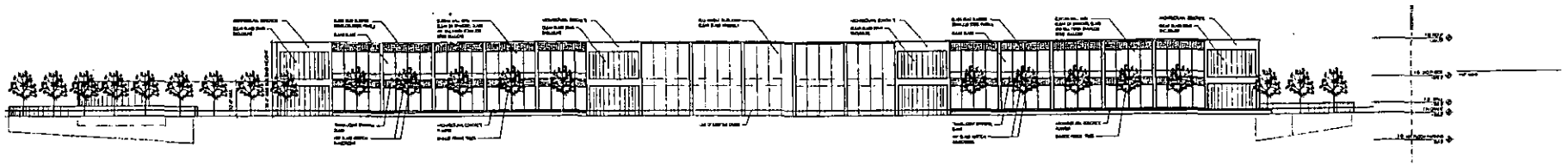
CORE FACILITY
SITE SECTIONS AND
BUILDING ELEVATIONS

A3.1

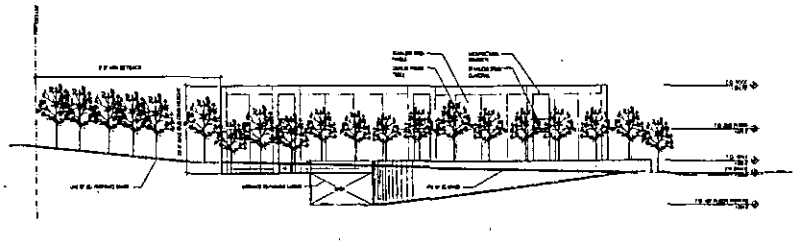
ATTACHMENT 9



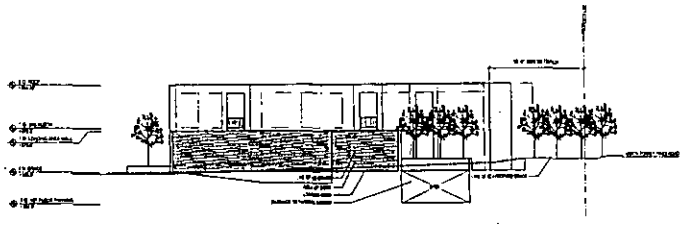
4 WEST ELEVATION AT TORREY EAST BUILDING



3 EAST ELEVATION AT TORREY EAST BUILDING



1 NORTH ELEVATION AT TORREY EAST BUILDING



2 SOUTH ELEVATION AT TORREY EAST BUILDING

SHEET NOTES:

SALK INSTITUTE

nbbj

Landworks 3.3

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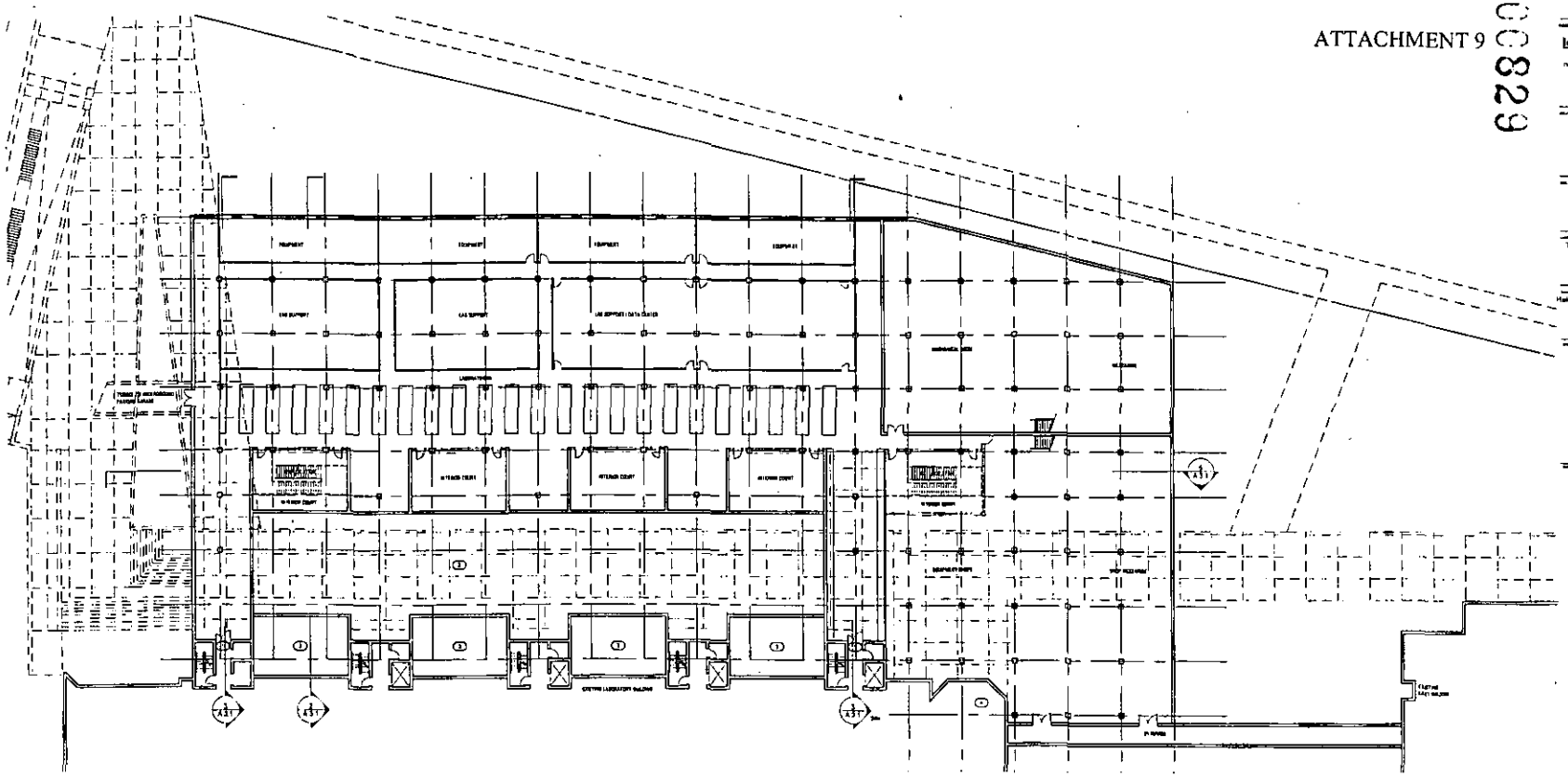
TORREY EAST
BUILDING
ELEVATIONS

A3.3

000828

ATTACHMENT 9

000829



1 FLOOR PLAN - CORE FACILITY

SHEET NOTES:

1. EXISTING CONCRETE RETAINING WALL. PROVIDE 6'-0"W X 7'-6"H ROUGH OPENING FOR NEW DOUBLE DOOR AND FRAME.
2. EXISTING PAVING TO REMAIN ABOVE. REMOVE AND SALVAGE 60 PAVING AS REQUIRED DURING CONSTRUCTION. INSTALL PAVING TO MATCH EXISTING AFTER CONSTRUCTION.
3. EXISTING LIGHTWELLS TO REMAIN
4. EXISTING NORTH LABORATORY TOWER MECHANICAL SHAFT

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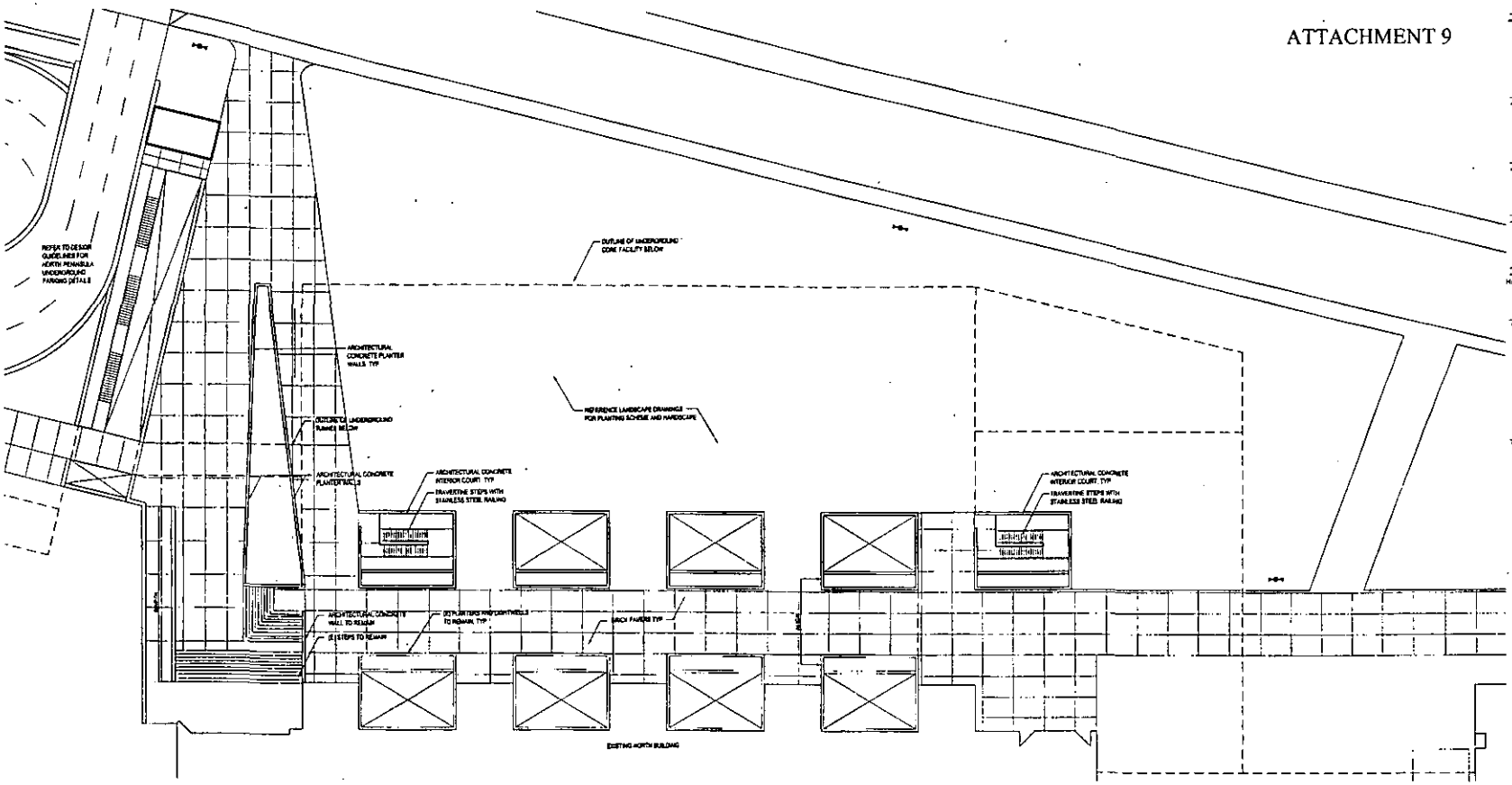
CORE FACILITY
FLOOR PLAN

A4.1

NORTH

0 16' 32' 64'

ATTACHMENT 9



1 ROOF PLAN - CORE FACILITY

SALK INSTITUTE FOR BIOLOGICAL STUDIES

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CORE FACILITY
ROOF PLAN

A4.1.1

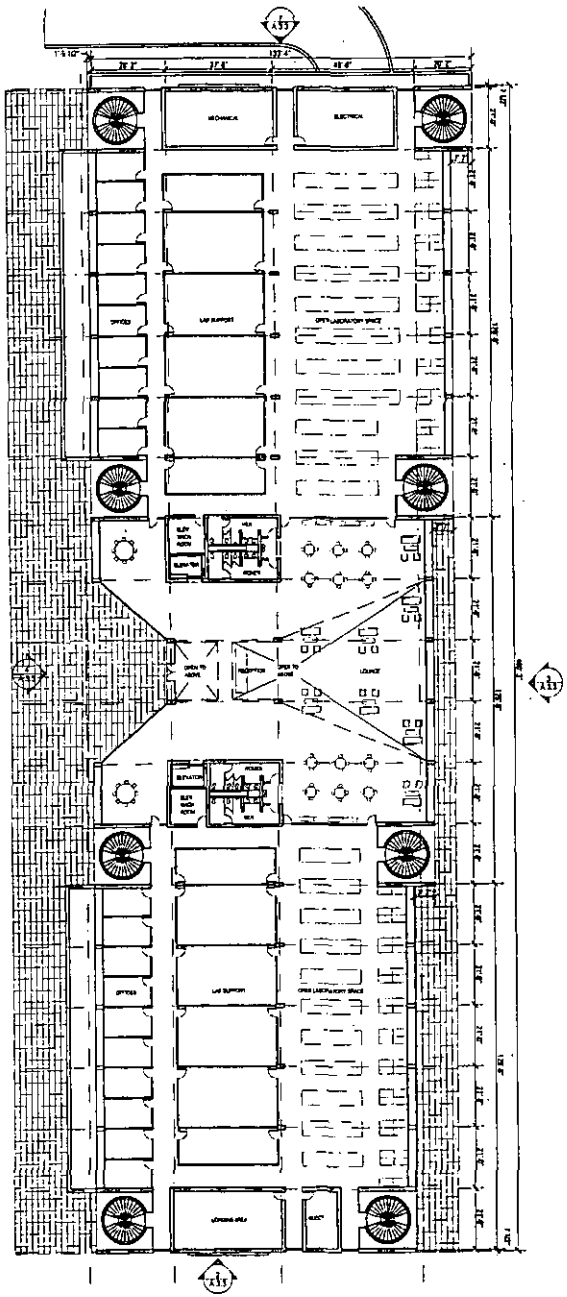
0 16' 32' 64'

NORTH

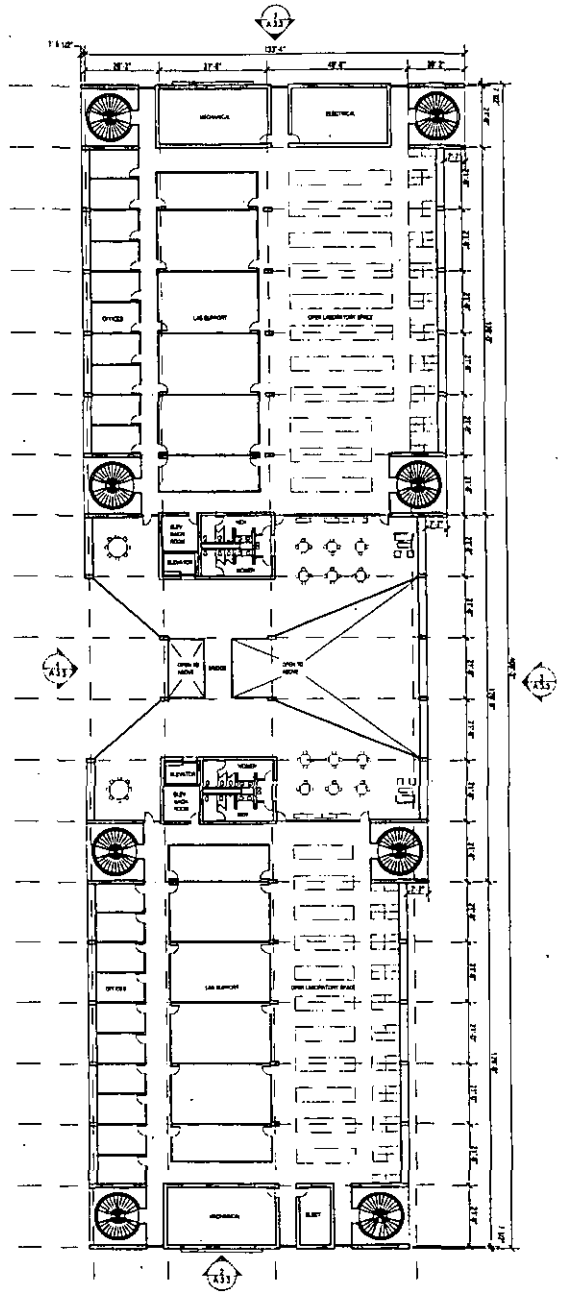
000830

ATTACHMENT 9

000831



1 FLOOR PLAN - TORREY EAST BUILDING, GROUND FLOOR



2 FLOOR PLAN - TORREY EAST BUILDING, UPPER FLOOR

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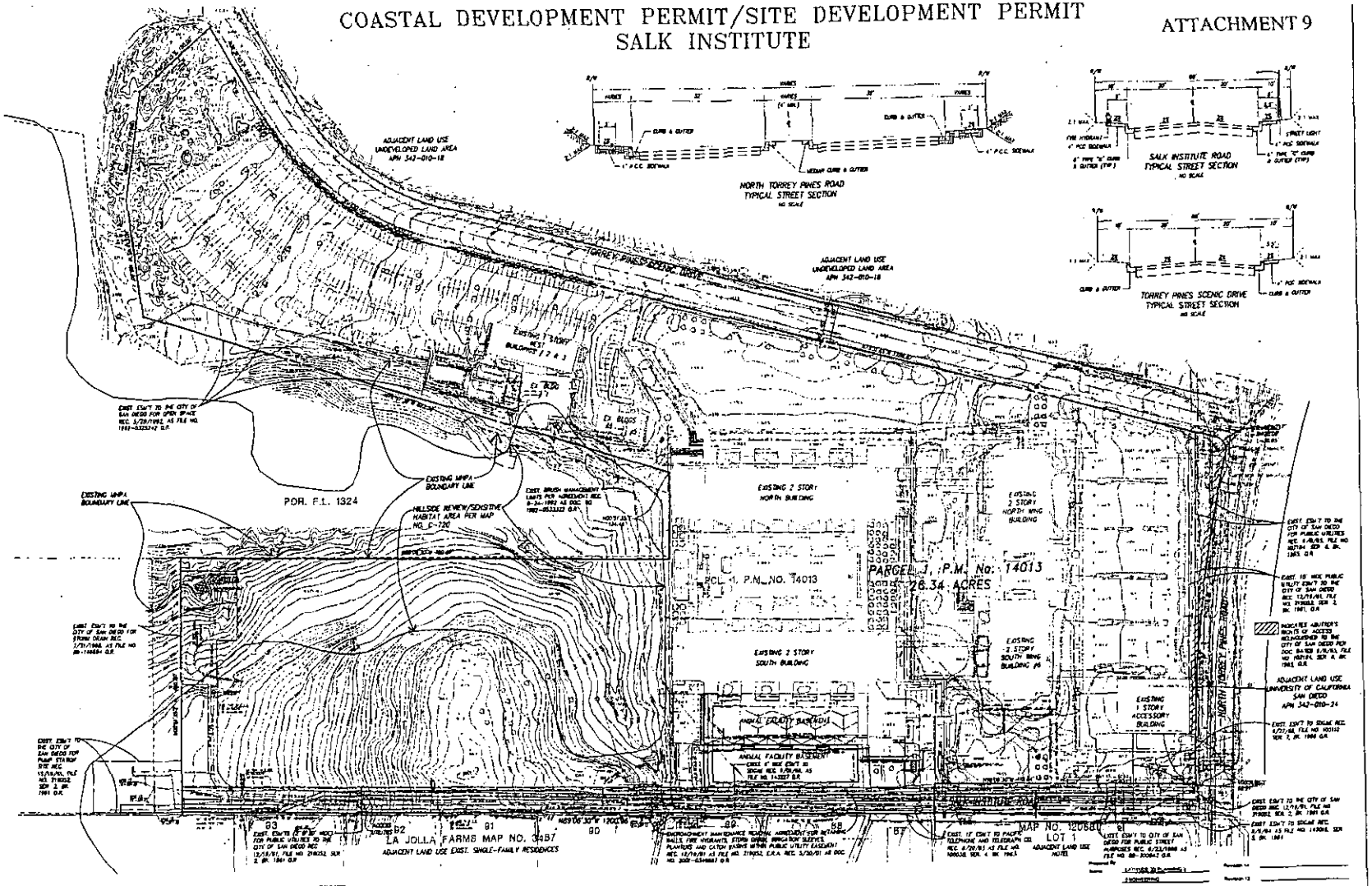
THE SALK INSTITUTE
CDP / SDP

TORREY EAST BUILDING
FLOOR PLANS

A4.3

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

ATTACHMENT 9



LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING SWALE
EXISTING DIRECTION OF SURFACE FLOW

OWNER
SALK INSTITUTE
10010 NORTH TORREY PINES ROAD
LA JOLLA, CA 92037

LEGAL DESCRIPTION
PORTION OF POR. 1 OF PUEBLO LANDS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

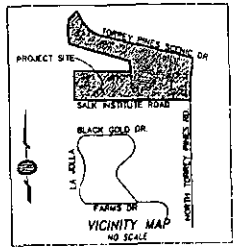
ASSESSOR'S PARCEL NO.
342-060-38

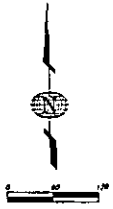
TOPOGRAPHY:
EXISTING TOPOGRAPHY WAS FLOWN 10/5/99

BENCHMARK:
BRASS PLUG AT NORTHWEST CORNER OF NORTH TORREY PINES ROAD AND TORREY PINES SCENIC DRIVE.
ELEV. 324.199 DATUM: MSL

ZONING INFORMATION:
EXISTING ZONE: RS-1-7

REFERENCE DRAWINGS:
27480-B 8" w/ MH
27480-B 48" RCP SD
30480-B W/INLETS
11480-B 12'-6 (3) RCP SD





NOTES:
1. SEE SHEETS C.3 AND C.5 FOR ENVIRONMENTALLY SENSITIVE LANDS.
2. SEE SHEET C.10 FOR MHPA BOUNDARY ADJUSTMENT PLAN.
3. THERE ARE NO MAPPED GEOLOGIC HAZARD LIMITS PER CITY MAP C-720 WITHIN THIS PROPERTY.

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Planning and Engineering

3-11-10
DATE

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Veale Environmental Planning, Inc.

THE SALK INSTITUTE CDP/SDP

KEY PLAN

SCALE: 1" = 80'
DATE: 3-11-10
PROJECT NO: 5125
PROJECT APPLICATION NO.

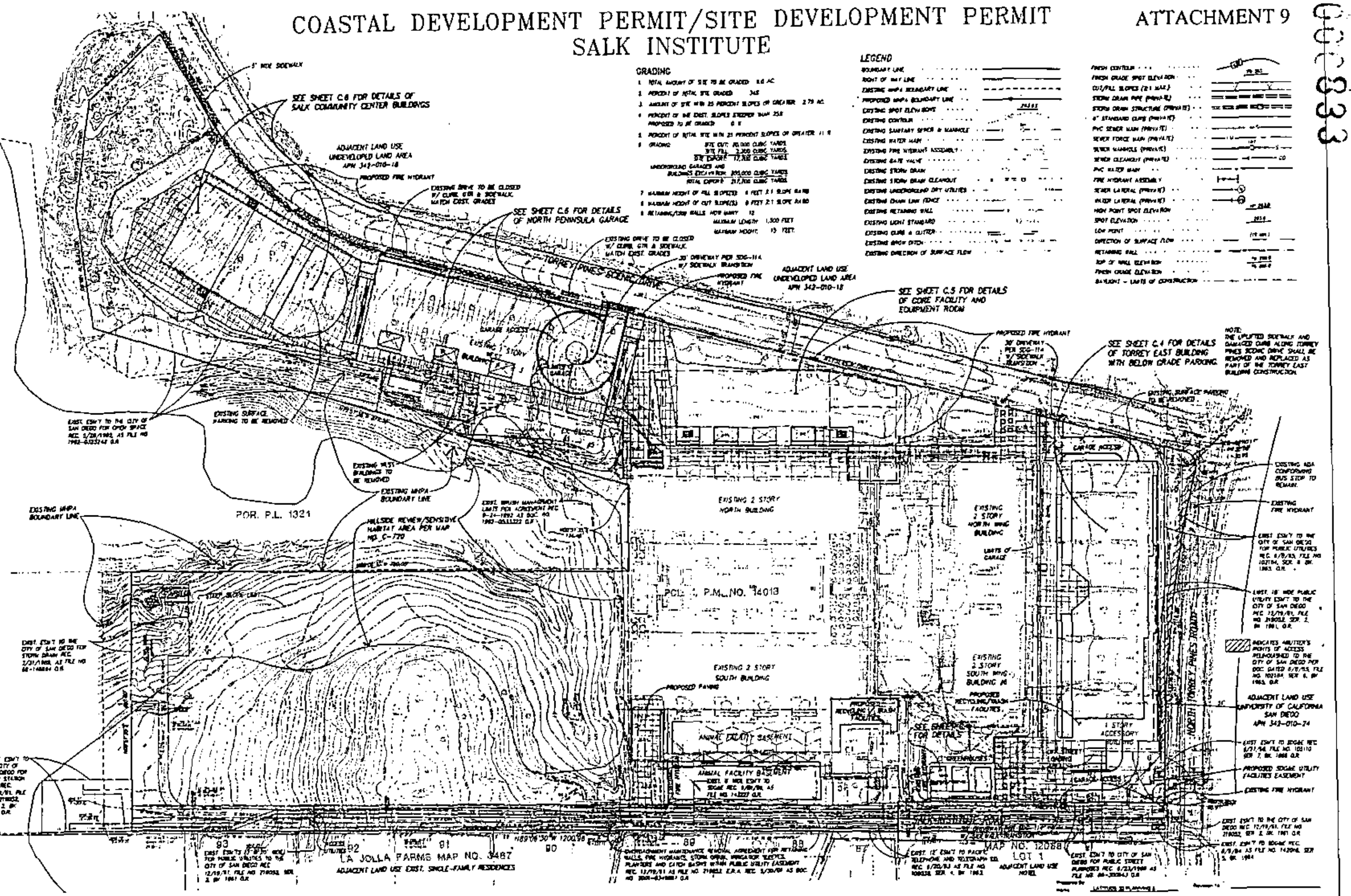
EXISTING CONDITIONS AND TOPOGRAPHIC MAP

C.1

CDP 832

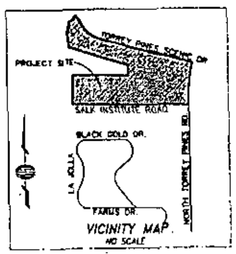
COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT SALK INSTITUTE

ATTACHMENT 9



NOTES:

1. SEE SHEETS C.8 AND C.9 FOR ENVIRONMENTALLY SENSITIVE LANDS.
2. SEE SHEETS C.10 FOR MHPA BOUNDARY ADJUSTMENT PLAN.
3. THERE ARE NO MAPPED GEOLOGIC HAZARD LIMITS PER CITY MAP C-720 WITHIN THIS PROPERTY.



VICINITY MAP
NO SCALE

Latitude 33 Planning and Engineering

SALK INSTITUTE

nbbj

The Office of James Burnett

Helix Environmental Planning, Inc.

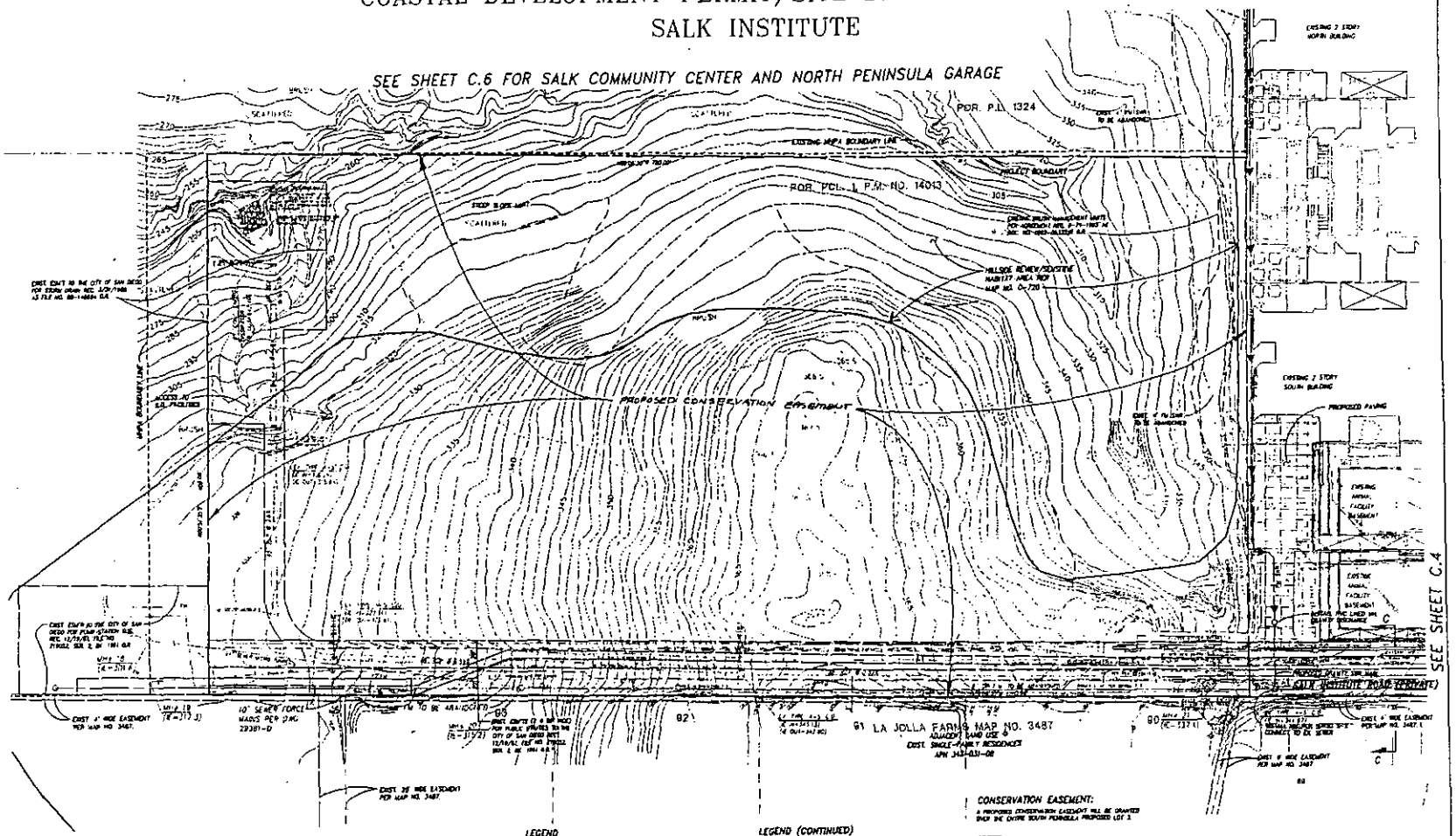
THE SALK INSTITUTE CDP/SDP

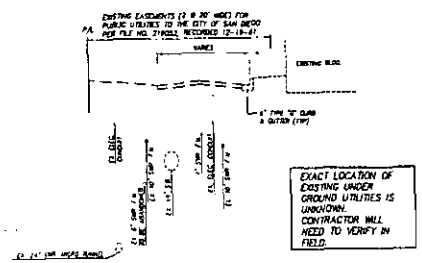
PRELIMINARY GRADING & UTILITY PLAN INDEX SHEET AND FIRE HYDRANT LAYOUT

C.2

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

ATTACHMENT 9

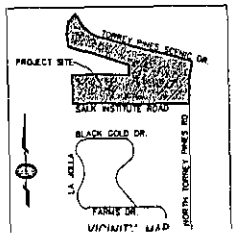




SECTION "C" - "C"
PRIVATE SALK INSTITUTE ROAD
SCALE: 1"=10'

LEGEND

LEGEND (CONTINUED)



VICINITY MAP

CONSERVATION EASEMENT:
A PROPOSED CONSERVATION EASEMENT WILL BE GRANTED OVER THE ENTIRE SOUTH PENINSULA PROPOSED LOT 3.

NOTES:
1. SEE SHEETS C.6 AND C.3 FOR ENVIRONMENTALLY SENSITIVE LANDS.

SCALE: 1"=50'

Latitude 33
Planning and Engineering
4350 Pacific Hwy Ste 102
San Diego, CA 92101
Tel 858-750-4833 Fax 858-750-4834

SCALE: 1"=40'

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Helix Environmental Planning, Inc

THE SALK INSTITUTE
CDP/SDP

KEY PLAN

SOUTH PENINSULA
NO DEVELOPMENT
PROPOSED

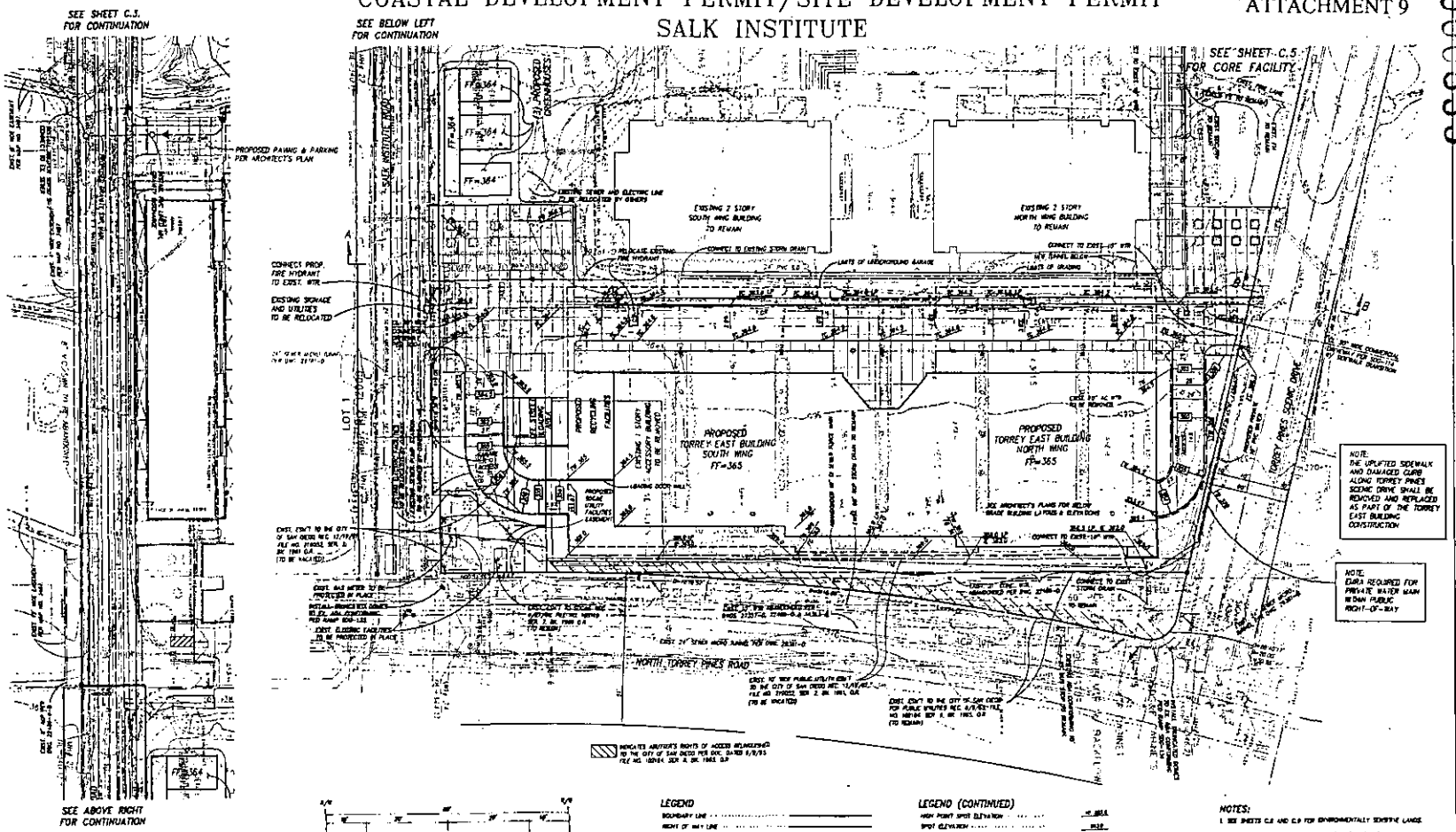
C3

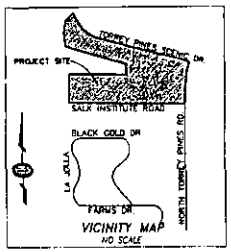
0000834

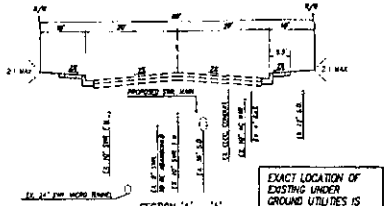
COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

ATTACHMENT 9

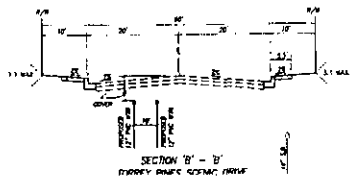
6-06-033







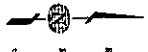
EXACT LOCATION OF EXISTING UNDER GROUND UTILITIES IS UNKNOWN. CONTRACTOR WILL NEED TO VERIFY IN FIELD.



LEGEND

LEGEND (CONTINUED)

NOTES:
1. SEE SHEETS C.6 AND C.9 FOR ENVIRONMENTALLY SENSITIVE LANDS.
2. SEE SHEET C.10 FOR MMPA BOUNDARY ADJUSTMENT PLAN.
3. EXISTING WATER TO REMAIN AT 15.



Latitude 33
Planning and Engineering

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 RANCHO PARK DR. 2ND FLOOR, SAN DIEGO, CA 92123
Phone #: 858.751.0633
Fax #: 858.751.0634
Project Address: 10010 NORTH TORREY PINES ROAD, LA JOLLA, CALIFORNIA 92037
Project Name: THE SALK INSTITUTE COP/SDP

Revision 14 | 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 | Original Date

Sheet Title: PRELIMINARY GRADING AND UTILITY PLAN - TORREY EAST BUILDING AND GREENHOUSES
Sheet Count: 15 of 29
Drawn: MMTB

REVISIONS
NO. DATE

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COP/SDP

KEY PLAN

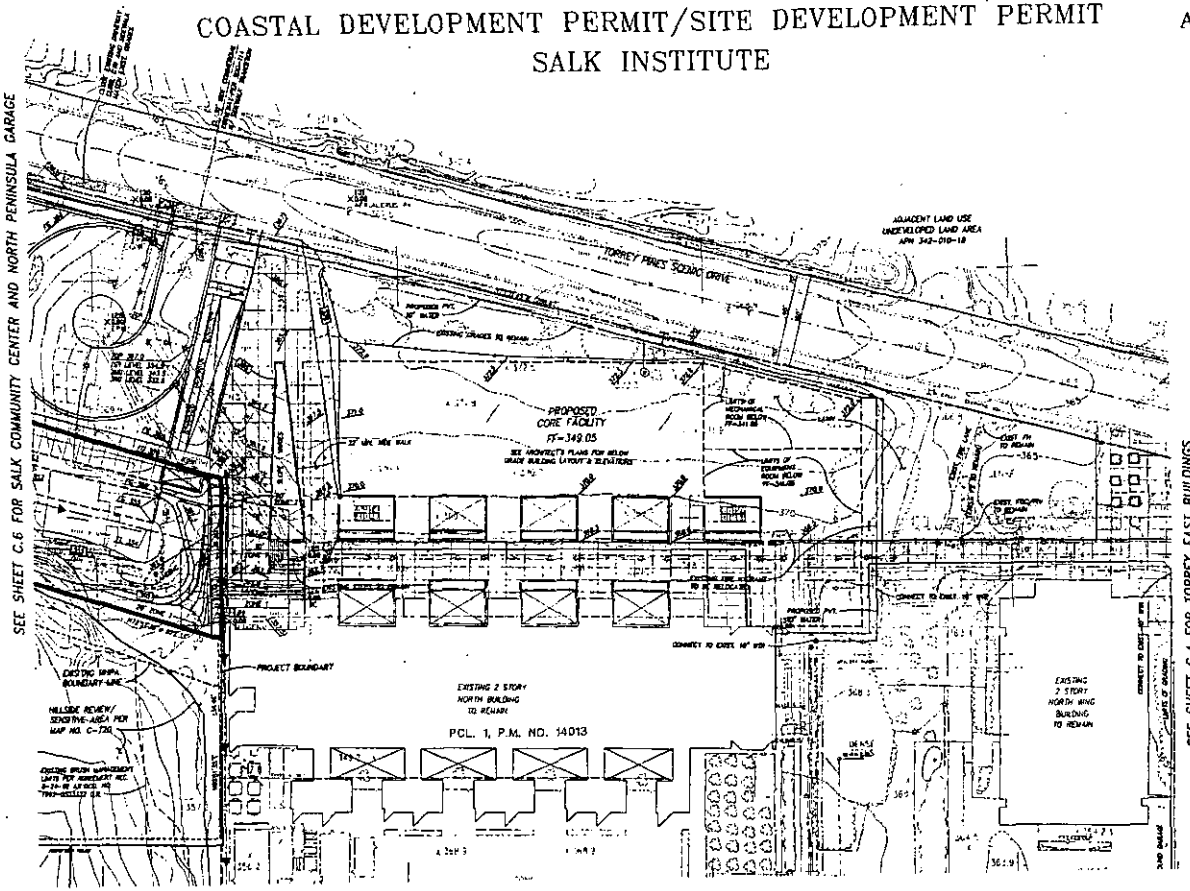
PROJECT NO. 3733
SHEET APPLIES TO NO.

PRELIMINARY GRADING & UTILITY PLAN
TORREY EAST BUILDING AND GREENHOUSES

C.4

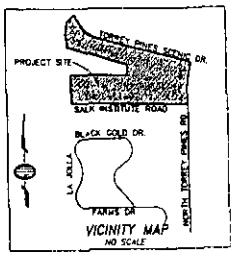
COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

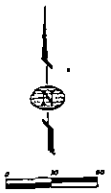
ATTACHMENT 9



LEGEND

NOTES:
1. SEE SHEETS C.5 AND C.7 FOR ENVIRONMENTALLY SENSITIVE LANDS
2. SEE SHEET C.10 FOR MHPA BOUNDARY ADJUSTMENT PLAN





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3.21.8.

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PRELIMINARY GRADING & UTILITY PLAN
CORE FACILITY

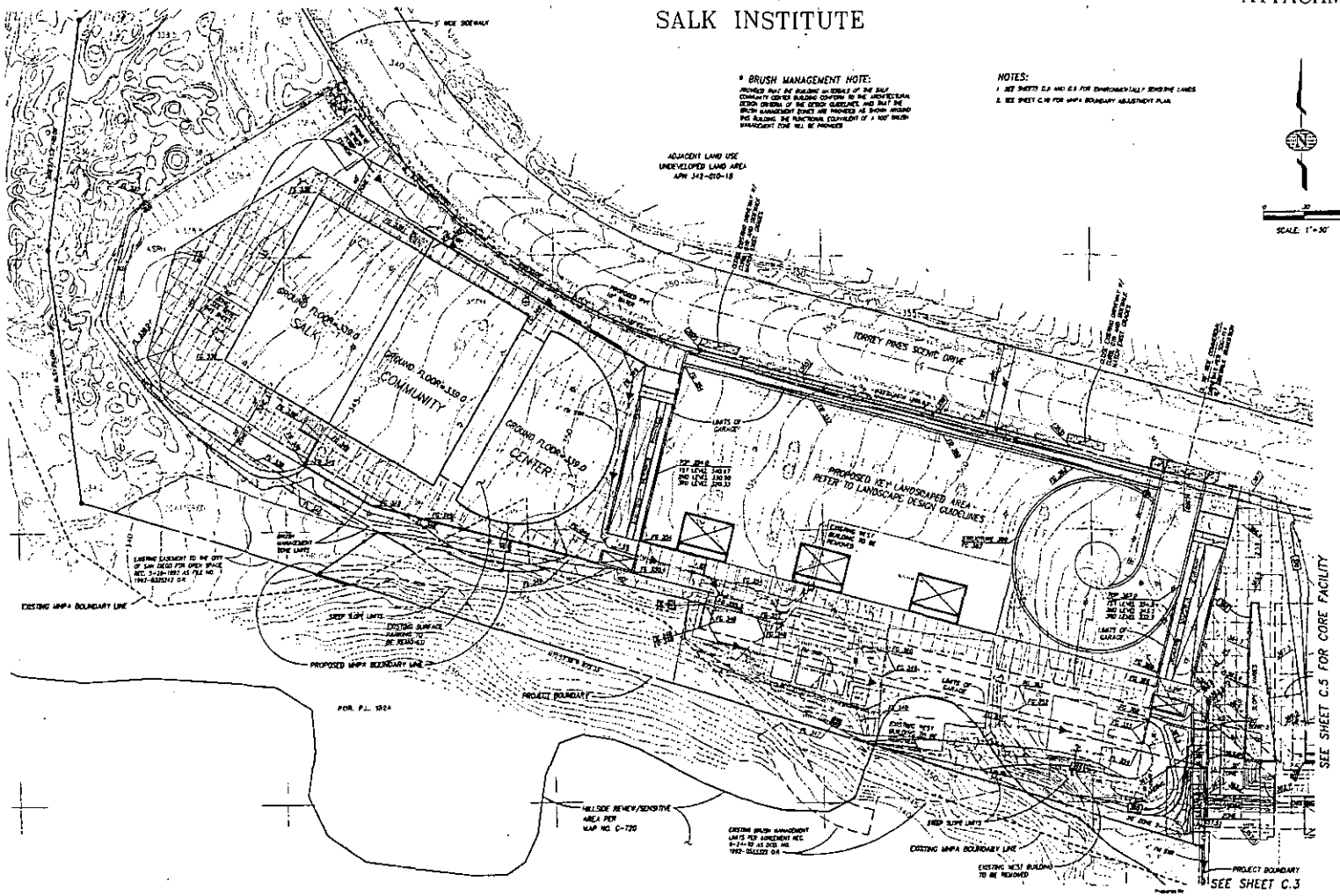
C.5

6 of 836

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
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ATTACHMENT 9

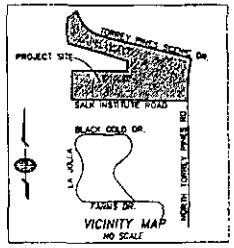
R-00837



LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY LINE
PROPOSED MHPA BOUNDARY LINE
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING BRICK GUTTER
EXISTING DIRECTION OF SURFACE FLOW

FINISH CONTOUR
FINISH GRADE SPOT ELEVATION
CUT/FILL SLOPES (2:1 MAX.)
STORM DRAIN PIPE (PRIVATE)
STORM DRAIN STRUCTURE (PRIVATE)
6" STANDARD CURB (PRIVATE)
PVC SEWER MAIN (PRIVATE)
SEWER FORCE MAIN (PRIVATE)
SEWER MANHOLE (PRIVATE)
SEWER CLEANOUT (PRIVATE)
PVC WATER MAIN
FIRE HYDRANT ASSEMBLY
SEWER LATERAL (PRIVATE)
WATER LATERAL (PRIVATE)
HIGH POINT SPOT ELEVATION
SPOT ELEVATION
LOW POINT
DIRECTION OF SURFACE FLOW
RETAINING WALL
TOP OF WALL ELEVATION
FINISH GRADE ELEVATION
DAYLIGHT - LIMITS OF CONSTRUCTION



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San Diego, Ca. 92116
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JAMES R. BURNETT — DATE

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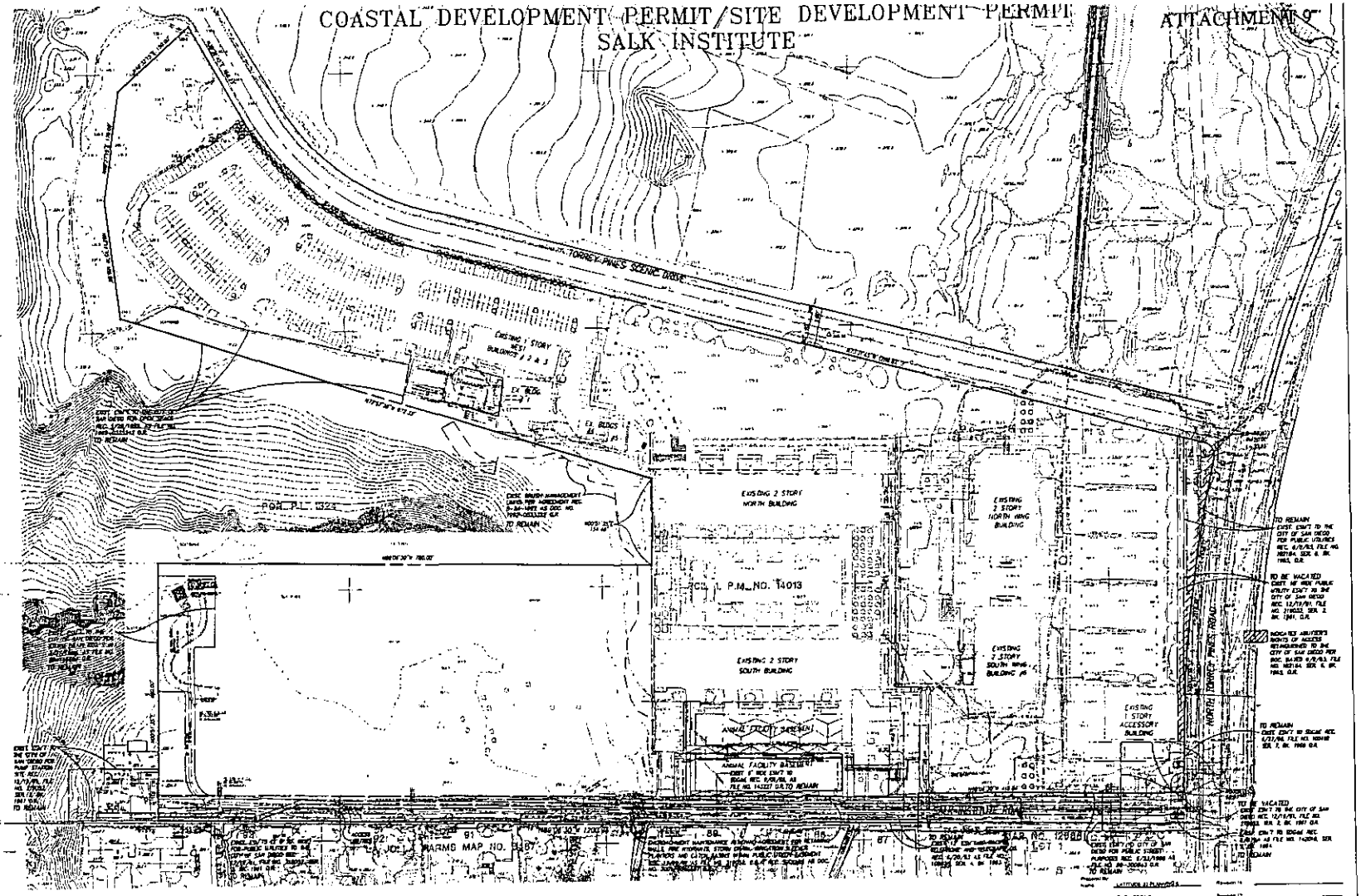
THE SALK INSTITUTE
CDP/SDP

PRELIMINARY GRADING & UTILITY PLAN
SALK COMMUNITY CENTER & NORTH PENINSULA GARAGE

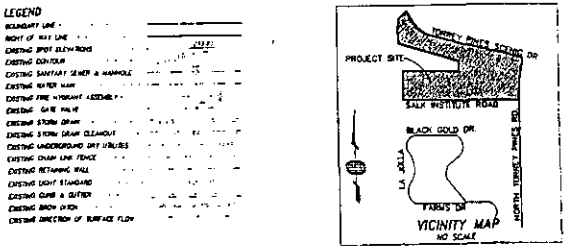
C.6

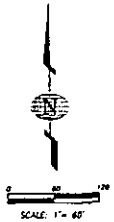
COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT ATTACHMENT 9

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LEGEND





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KEY PLAN

EXISTING EASEMENT VACATION PLAN

C.7

CDP / SDP Submittal

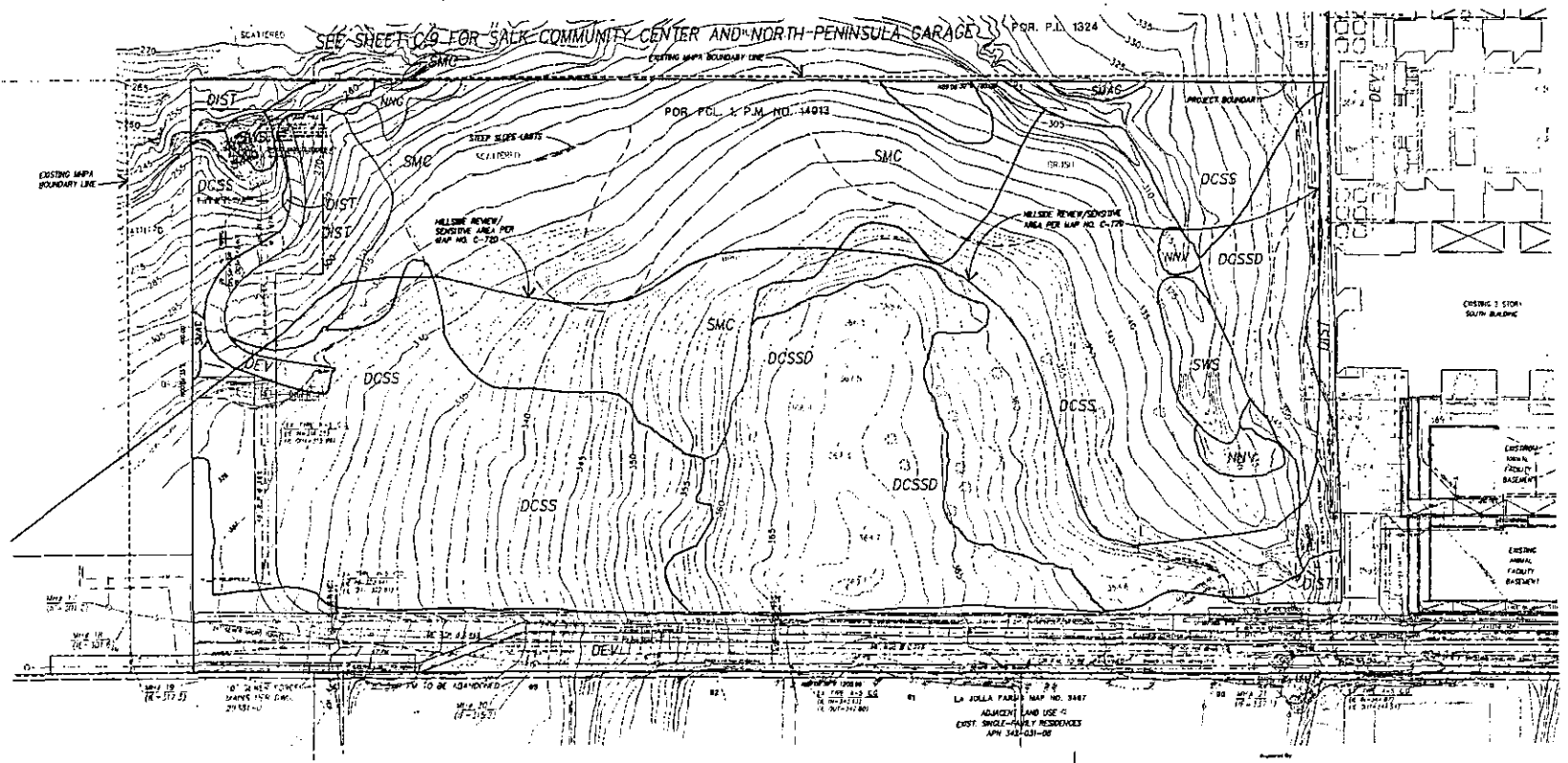
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COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
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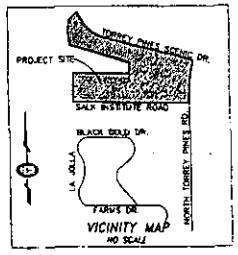
ATTACHMENT 9

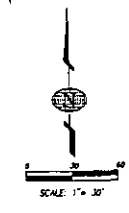
LEGEND

NOTE:
THERE ARE NO MAPPED GEOLOGIC HAZARD LIMITS PER CITY MAP C-720 WITHIN THIS PROPERTY.



LEGEND	VEGETATION COMMUNITIES / HABITAT IMPACT AREA
SHS	SOUTHERN MIXED SCRUB
MF	BASIN (NORMAL POOL)
MSS	MARITIME SUCCULENT SCRUB
DCSS	DIEGAN COASTAL SAGE SCRUB
DCSSD	DIEGAN COASTAL SAGE SCRUB - DISTURBED
SMAC	SOUTHERN MARITIME CHAPARRAL
SMC	SOUTHERN MIXED CHAPARRAL
NMG	NON-NATIVE GRASSLAND
DIST	DISTURBED HABITAT
ORN	ORNAMENTAL
DEV	DEVELOPED





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9-21-05
DATE

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REVISIONS

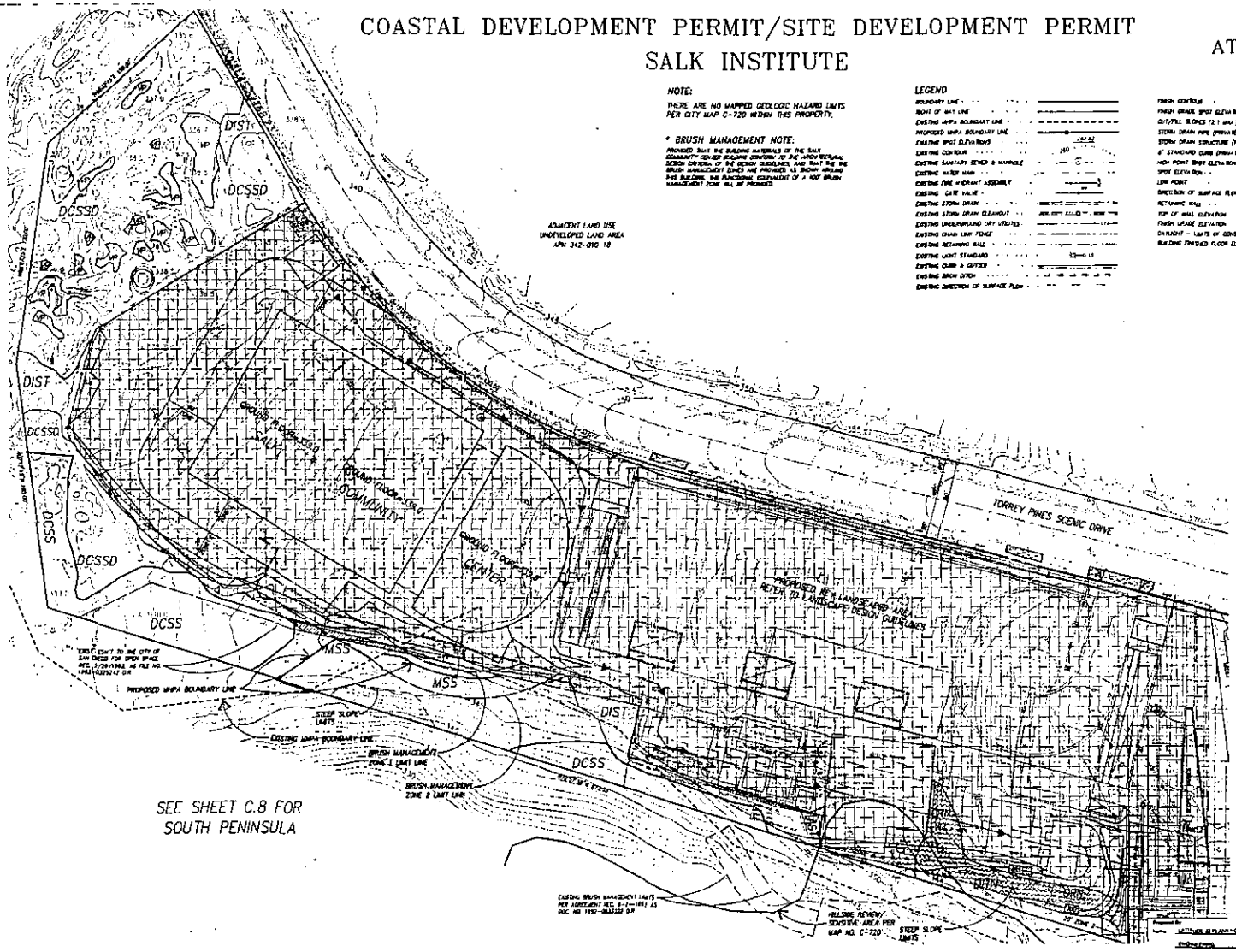
THE SALK INSTITUTE CDP/SDP

SCALE: 1" = 60'
DATE: 9-6-05
PROJECT NO: 3314
SHEET TITLE: ENVIRONMENTALLY SENSITIVE LANDS & DEVELOPMENT SUITABILITY ANALYSIS SOUTH PENINSULA NO DEVELOPMENT PROPOSED

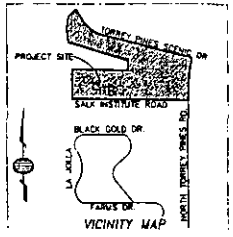
C.8

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

ATTACHMENT 9



LEGEND	VEGETATION COMMUNITIES / HABITAT IMPACT AREA
SWS	SOUTHERN WILLOW SCRUB
VP	VERNAL POOL
MSS	MARITIME SUCCULENT SCRUB
DCSS	DIEGAN COASTAL SAGE SCRUB
DCSSD	DIEGAN COASTAL SAGE SCRUB - DISTURBED
SMC	SOUTHERN MARITIME CHAPARRAL
SMC	SOUTHERN MIXED CHAPARRAL
NNG	NON-NATIVE GRASSLAND
DIST	DISTURBED HABITAT
ORN	ORNAMENTAL
DEV	DEVELOPED



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KEY PLAN

ENVIRONMENTALLY SENSITIVE LANDS & DEVELOPMENT SUITABILITY ANALYSIS
SALK COMMUNITY CENTER & NORTH PENINSULA GARAGE

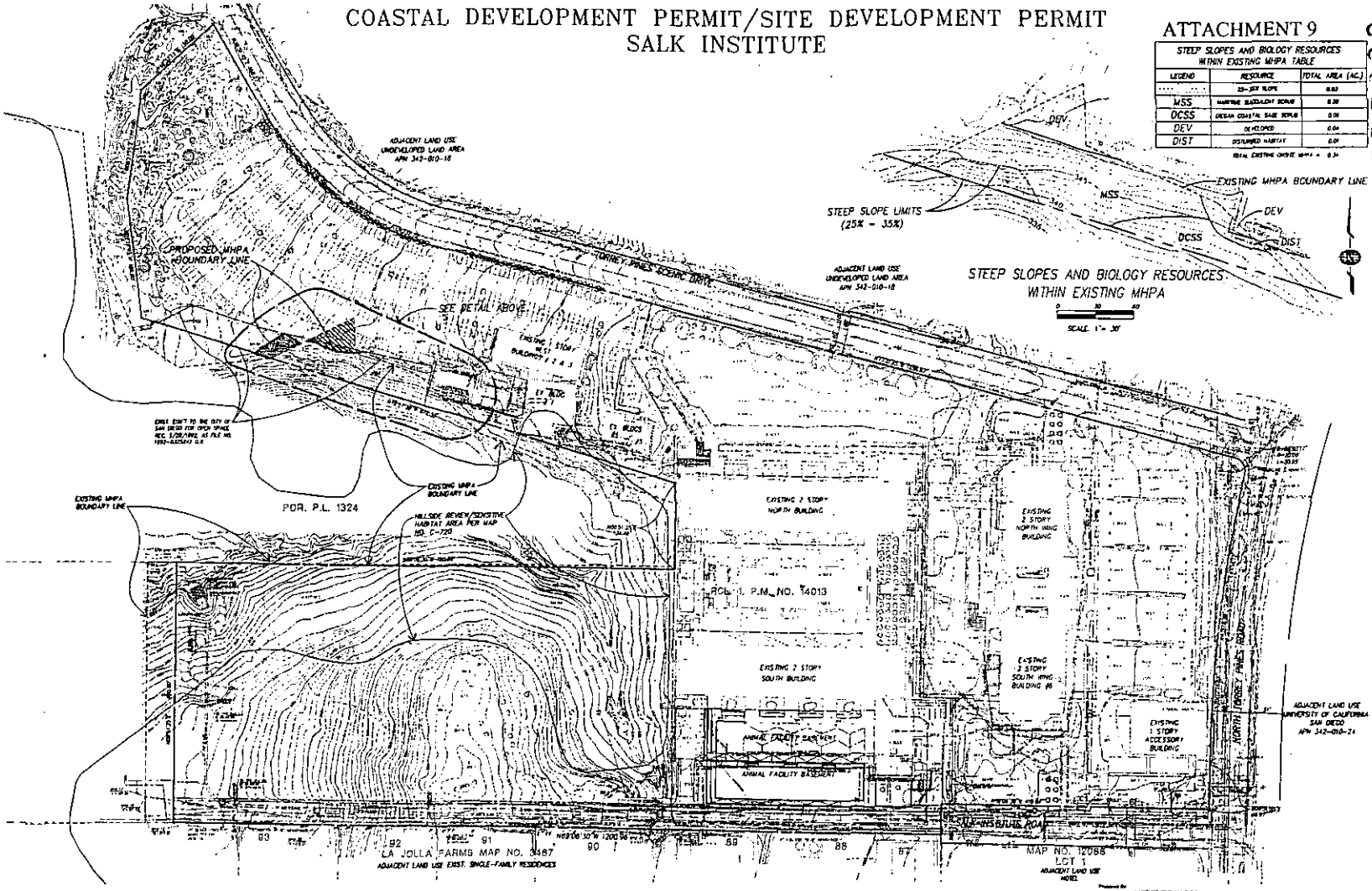
C.9

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
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ATTACHMENT 9

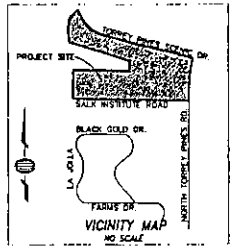
STEEP SLOPES AND BIOLOGY RESOURCES WITHIN EXISTING MHPA TABLE		
LEGEND	RESOURCE	TOTAL AREA (AC.)
.....	25–35% SLOPE	0.83
MSS	MARITIME SUCCULENT SCRUB	0.38
DCSS	DIEGAN COASTAL SAGE SCRUB	0.01
DEV	DEVELOPED	0.04
DIST	DISTURBED HABITAT	0.01

TOTAL EXISTING ONSITE MHPA = 0.34



LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY LINE
PROPOSED MHPA BOUNDARY LINE
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING SWALE DITCH
EXISTING DIRECTION OF SURFACE FLOW



PROPOSED MHPA DATA

AREA REMOVED FROM EXISTING MHPA = 0.05 ACRES

AREA ADDED TO EXISTING MHPA = 0.03 ACRES

MHPA BOUNDARY ADJUSTMENT				
VEGETATION COMMUNITY	TIER	MHPA ADDITION (ACRES)	MHPA REMOVAL (ACRES)	NET (ACRES)
MARITIME SUCCULANT SCRUB	I	0.03	0.02	+0.01
DISTURBED HABITAT	IV	0.00	0.01	-0.01
DEVELOPED		0.00	0.02	-0.02
TOTAL		0.03	0.05	-0.02

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Fax 858-793-1909

Helix Environmental Planning, Inc
8100 La Mesa Boulevard, Suite 150
La Mesa, CA 91941
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Fax 619-462-1595

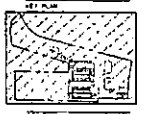
REVISIONS
NO. DATE

1. 5-21-2008 COP Comments
2. 6-20-2008 COP COMMENTS
3. 11-3-2008 COP COMMENTS
4. 01-15-2009 COP COMMENTS
5. 3-20-2009 COP Comments
6. 4-14-2009 COP COMMENTS
7. 5-11-2009 COP SUBMITTAL
8. 7-8-2009 COP Revised #1

ORIGINAL 5-8-08

THE SALK INSTITUTE CDP/SDP

KEY PLAN



H & V	1" = 60'
H & V	5-14-08
PROJECT NO.	3731
SCALE APPLICATION	NO

MHPA BOUNDARY ADJUSTMENT PLAN

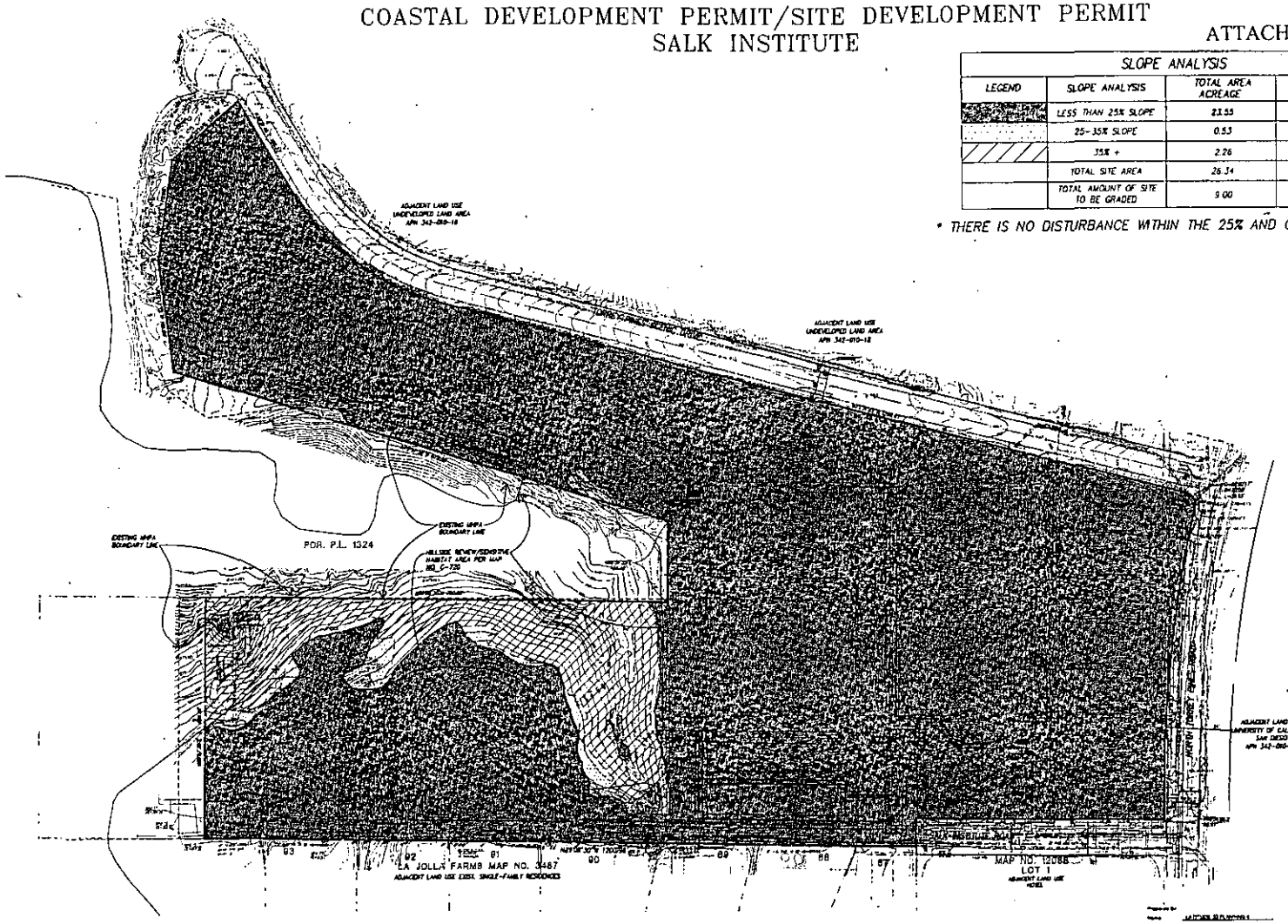
C.10

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SALK INSTITUTE

ATTACHMENT 9

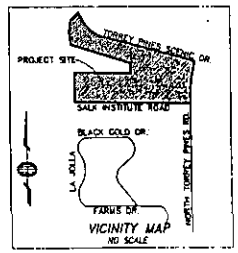
SLOPE ANALYSIS			
LEGEND	SLOPE ANALYSIS	TOTAL AREA ACREAGE	PERCENTAGE
	LESS THAN 25% SLOPE	23.55	89%
	25-35% SLOPE	0.53	2%
	35% +	2.26	9%
	TOTAL SITE AREA	26.34	100%
	TOTAL AMOUNT OF SITE TO BE GRADED	9.00	34%

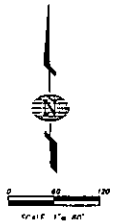
* THERE IS NO DISTURBANCE WITHIN THE 25% AND GREATER SLOPES



LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY LINE
PROPOSED MHPA BOUNDARY LINE
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING BROW DITCH
EXISTING DIRECTION OF SURFACE FLOW





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4833 Fairmount Dr. 2nd Flr
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RCE 46927 EXPIRES 9-30-2008

DATE 3-21-08

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SLOPE ANALYSIS

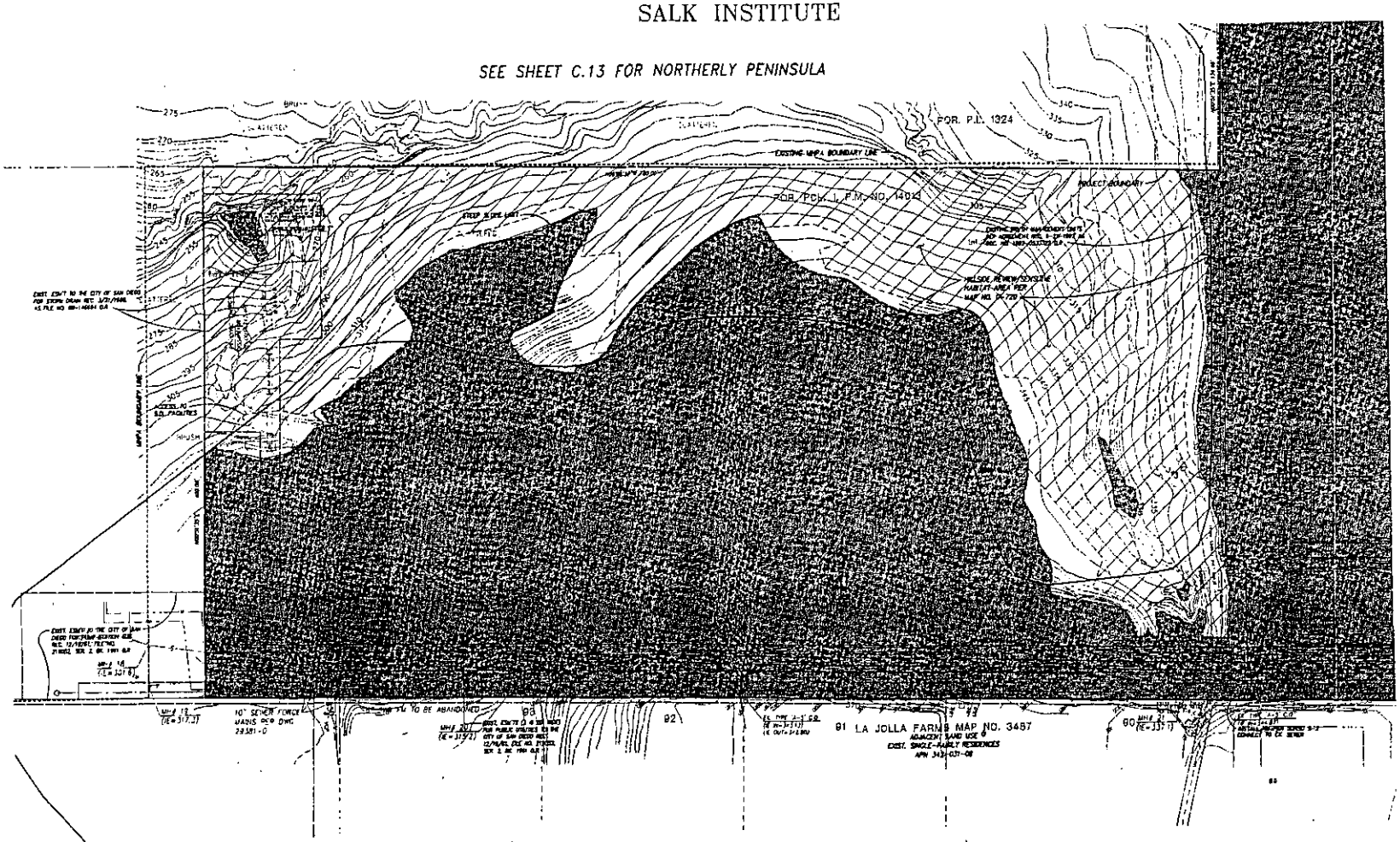
C.11

6008842

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
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ATTACHMENT 9

SEE SHEET C.13 FOR NORTHERLY PENINSULA



LEGEND

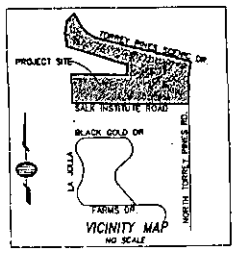
BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY LINE
PROPOSED MHPA BOUNDARY LINE
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND OFF UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING BROW DITCH
EXISTING DIRECTION OF SURFACE FLOW

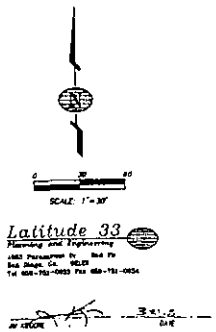
FINISH CONTOUR
FINISH GRADE SPOT ELEVATION
CUT/FILL SLOPES (2:1 MAX.)
STORM DRAIN PIPE (PRIVATE)
STORM DRAIN STRUCTURE (PRIVATE)
6" STANDARD CURB (PRIVATE)
PVC SEWER MAIN (PRIVATE)
SEWER FORCE MAIN (PRIVATE)
SEWER MANHOLE (PRIVATE)
SEWER CLEANOUT (PRIVATE)
PVC WATER MAIN
FIRE HYDRANT ASSEMBLY
SEWER LATERAL (PRIVATE)
WATER LATERAL (PRIVATE)
HIGH POINT SPOT ELEVATION
SPOT ELEVATION
LOW POINT
DIRECTION OF SURFACE FLOW
RETAINING WALL
TOP OF WALL ELEVATION
FINISH GRADE ELEVATION
SKYLIGHT - LIMITS OF CONSTRUCTION
BUILDING FINISHED FLOOR ELEVATION FF = 350

NOTES:

1. SEE SHEETS C.9 AND C.5 FOR ENVIRONMENTALLY SENSITIVE LANDS.
2. SEE SHEET C.10 FOR MHPA BOUNDARY ADJUSTMENT PLAN.

LEGEND	SLOPE ANALYSIS
	LESS THAN 25% SLOPE
	25 - 25% SLOPE
	25% +





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Prepared By:	
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Phone #	858.751.0633
Fax #	858.751.0634
Project Address	10010 NORTH TORREY PINES ROAD LA JOLLA, CALIFORNIA 92037
Project Name	THE SALK INSTITUTE COP/SDP
Sheet Title	SLOPE ANALYSIS SOUTHERLY PENINSULA

Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	
Revision 6	
Revision 7	
Revision 8	
Revision 9	
Revision 10	
Revision 11	
Revision 12	
Original Date	6-5-07
Sheet Days	23 of 23
Job No	4487.5

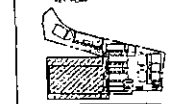
REVISIONS

NO.	DATE
1	6-11-2008
2	8-13-2008
3	9-15-2008
4	10-17-2008
5	11-19-2008
6	12-3-2008
7	8-23-2010
8	1-5-2009

ORIGINAL SUBMITTAL

THE SALK INSTITUTE
COP/SDP

KEY PLAN



SCALE: 1" = 60'
DATE: 6-5-07
PROJECT NO: 373.4
REVISED APPROVAL/SUBMITTAL #: 8

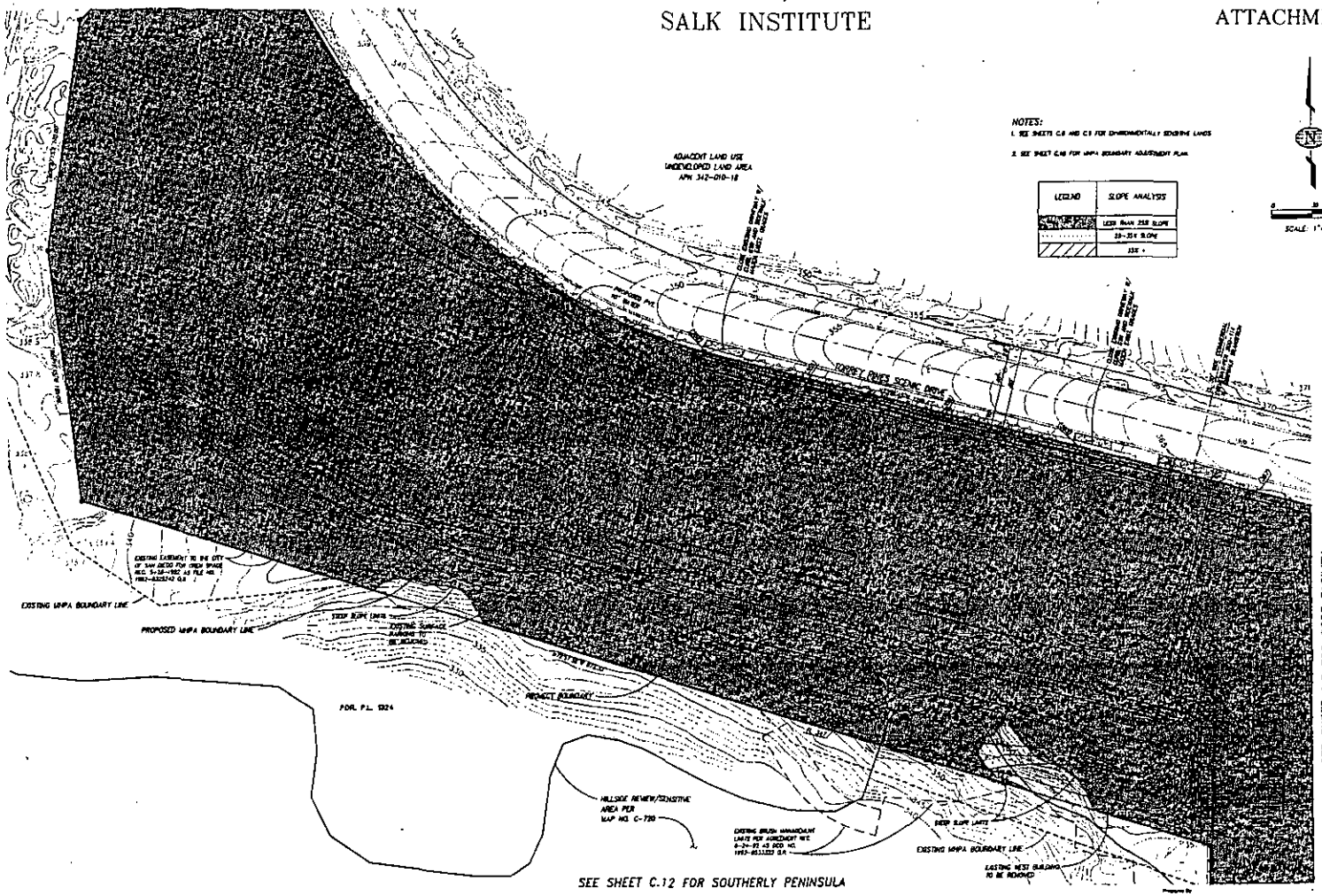
SLOPE ANALYSIS
SOUTHERLY PENINSULA

C.12

COASTAL COMMISSION
EXHIBIT # 3
PAGE 3 OF 3
A-6-LJS-11-343

COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
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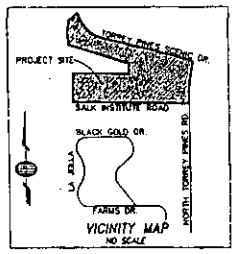
ATTACHMENT 9



LEGEND

BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING MHPA BOUNDARY LINE
PROPOSED MHPA BOUNDARY LINE
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN CLEANOUT
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING SWALE DITCH
EXISTING DIRECTION OF SURFACE FLOW

FINISH CONTOUR
FINISH GRADE SPOT ELEVATION
CUT/FILL SLOPES (2:1 MAX.)
STORM DRAIN PIPE (PRIVATE)
STORM DRAIN STRUCTURE (PRIVATE)
6" STANDARD CURB (PRIVATE)
PVC SEWER MAIN (PRIVATE)
SEWER FORCE MAIN (PRIVATE)
SEWER MANHOLE (PRIVATE)
SEWER CLEANOUT (PRIVATE)
PVC WATER MAIN
FIRE HYDRANT ASSEMBLY
SEWER LATERAL (PRIVATE)
WATER LATERAL (PRIVATE)
HIGH POINT SPOT ELEVATION
SPOT ELEVATION
LOW POINT
DIRECTION OF SURFACE FLOW
RETAINING WALL
TOP OF WALL ELEVATION
FINISH GRADE ELEVATION
DAYLIGHT - LIMITS OF CONSTRUCTION
BUILDING FINISHED FLOOR ELEVATION FF=350



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SLOPE ANALYSIS
NORTHERLY PENINSULA

C.13

G00844

ATTACHMENT 9



THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN FOR THE SALK INSTITUTE INCORPORATES A LOCAL, NATIVE AND ORNAMENTAL PLANT PALETTE OF DRAMATIC GROUNDCOVERS AND SHRUBS THAT ARE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE CAMPUS. NATIVE COMMUNITY TYPES AT THE PERIMETER OF THE CAMPUS WILL BE ENHANCED. SOME OF THE PLANTINGS WILL BE SEEDED AND PLANTED IN CLUSTERS TO CREATE A NATURALIZED APPEARANCE. THROUGHOUT THE SITE, CLOSE COOPERATION WITH THE ARCHITECTS WILL ENSURE THAT THE PROPERTY PROVIDES THE BEST OUTDOOR ENVIRONMENT FOR ITS INHABITANTS. THE DESIGN WILL BE SENSITIVE TO THE VIEWS FROM ADJACENT PROPERTIES AND WILL BE COORDINATED TO THE VIEWS FROM WITHIN THE CAMPUS. THE DESIGN WILL ALSO BE SENSITIVE TO THE NEED FOR SECURITY AND PRIVACY WITHIN THE CAMPUS. PLANTING AREAS SHALL BE PROVIDED WITH ADEQUATE SOIL VOLUMES AND AUTOMATIC IRRIGATION SYSTEMS TO ENSURE THAT THE PLANTINGS WILL BE MAINTAINED FREE OF DISEASE AND IN A HEALTHY CONDITION. ALL PLANTING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND REPLACED, AS NEEDED, CONSISTENT WITH THE ORIGINAL APPROVED PLAN. ALL SIGNS, AND ALL REQUIREMENTS STATED IN THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND LANDSCAPE STANDARDS SHALL BE COMPLIED WITH UNLESS ALTERNATIVE COMPLIANCE IS APPROVED BY THE CITY OF SAN DIEGO. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAND DEVELOPMENT MANUAL AND THE CITY OF SAN DIEGO LANDSCAPE STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

VEHICULAR CIRCULATION WILL BE ENHANCED IN AREAS WITH TEXTURED COLORED PAVING TO INTRODUCE A PEDESTRIAN SCALE TO THE SYSTEM AND INSTILL THE SENSE OF ARRIVAL OUTDOOR LIGHTING WILL BE PROVIDED WITH FIXTURES AND LAMPS AS SHOWN IN THE ILLUSTRATIVE PLANS AND ELEVATIONS. ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED TO PREVENT GLARE AND UNNECESSARY DIFFUSION ONTO ADJACENT PROPERTIES. LIGHTING LEVELS FOR PARKING AREAS, PEDESTRIAN AREAS AND BUILDING ENTRANCES SHALL BE PROVIDED WITH ADEQUATE LEVELS FOR SAFETY AND SECURITY. LIGHTING FIXTURES AND STANDARDS SHALL BE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDINGS AND SITE. ALL PLANTING AREAS SHALL BE PROVIDED WITH ADEQUATE SOIL VOLUMES AND AUTOMATIC IRRIGATION SYSTEMS TO ENSURE THAT THE PLANTINGS WILL BE MAINTAINED FREE OF DISEASE AND IN A HEALTHY CONDITION. ALL PLANTING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND REPLACED, AS NEEDED, CONSISTENT WITH THE ORIGINAL APPROVED PLAN. ALL SIGNS, AND ALL REQUIREMENTS STATED IN THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND LANDSCAPE STANDARDS SHALL BE COMPLIED WITH UNLESS ALTERNATIVE COMPLIANCE IS APPROVED BY THE CITY OF SAN DIEGO. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAND DEVELOPMENT MANUAL AND THE CITY OF SAN DIEGO LANDSCAPE STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

IRRIGATION SYSTEM

ALL PLANTING AREAS EXCEPT OTHERWISE NOTED WILL BE IRRIGATED ACCORDING TO QUANTITIES AND METHODS OF LATEST CITY OF SAN DIEGO STANDARDS. AUTOMATIC CONTROLLERS SHALL BE USED FOR THE AUTOMATICALLY CONTROLLED IRRIGATION SYSTEMS. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADS, PARKING AREAS, OR STRUCTURES. SPECIAL ATTENTION SHALL BE GIVEN TO PROTECTING SLOPES FROM EXCESSIVE WATER THAT MAY CAUSE SLOPE FAILURE. EQUIPMENT SHALL BE SELECTED AND SYSTEMS DESIGNED TO ALLOW FOR EASY MAINTENANCE BY LANDSCAPE GARDENERS. LOW PRECIPITATION HEADS SHALL BE USED WHERE FEASIBLE. THE USE OF LANDSCAPE DRAIN, PERFORATED PIPE AND GUTTER BARRIER, ALL PLANTING AREAS SHALL BE PROVIDED WITH AN APPROVED HOSE BIBB WITHIN 50 FEET OF THE FURTHEST PORTION TO BE IRRIGATED. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATICALLY CONTROLLED, ELECTRICALLY OPERATED, AND COMPLETELY FINANCIALLY INDEPENDENT SYSTEM.

IRRIGATION THAT IS REQUIRED IN ZONE 3 BRUSH MANAGEMENT ZONES SHALL BE STATE OF THE ART WATER EFFICIENT AND CONSERVING DESIGN TO MINIMIZE RUNOFF INTO ADJACENT NATURAL AREAS.

MAINTENANCE

ALL LANDSCAPING, IRRIGATION, AND BRUSH MANAGEMENT SHALL BE MAINTAINED BY THE SALK INSTITUTE. ALL LONG TERM MAINTENANCE OF THE SHORT AREAS ON SITE WOULD BE CONSISTENT IN ACCORDANCE WITH THE MHP.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET

GENERAL NOTES:

1. MINIMUM 24" BOX SIZE STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB AND REGULARLY SPACED HAVING A CAPACITY OF 30 FT. OF FULL GROWN PROJECTABLE AREA AT A RATE OF ONE PER 30 LINEAR FEET OF STREET FRONTAGE. PROJECTABLE AREA AND PLANTING SPACING SHALL BE DETERMINED BY THE MATURE LATERAL SPREAD OF THE SPECIES TO BE PLANTED. LATERAL SPREAD SHALL BE DEFINED TO AS NOT TO HINDER THE PLACEMENT OF STREET LIGHTS AS SHOWN ON THE PLANS.
2. STREET TREES SHALL BE PLANTED IN A MINIMUM OF 2000 SQUARE FEET OF PERVIOUS AREA WITH A MINIMUM DIMENSION OF 5 FEET IN ANY DIRECTION.
3. ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS.
4. A MINIMUM OF 2 INCHES OF ORGANIC MULCH SHALL BE UNIFORMLY SPREAD TO 3" IN ALL PLANTING AREAS WITH SLOPE LESS THAN 1:1.
5. IRRIGATION SHALL BE APPLIED AT A MINIMUM RATE OF 2000 GALLONS PER ACRE IN WHICH SEEDED AREAS.
6. REVEGETATION OF DISTURBED AREAS SHALL REQUIRE HYDROSTATION AND SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING.
7. CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 15 FEET OF DESIGNATED OPEN SPACE AREAS.
8. ALL SOIL STOCKPILES OR EXCAVATED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR DEVELOPED WITHIN 30 DAYS OF DISTURBANCE SHALL BE TEMPORARILY REVEGETATED AND MAINTAINED UNTIL PERMANENT LANDSCAPING IS ESTABLISHED. THE TYPE AND IMPLEMENTATION OF THE REVEGETATION SHALL BE IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
9. ALL SLOPES AND OTHER AREAS SUBJECT TO EROSION SHALL BE PLANTED, SEEDED OR OTHERWISE STABILIZED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 15 YEARS OF GRADING, DISTURBED AREAS SHALL BE REVEGETATED OR REAPPLIED AS NECESSARY TO ESTABLISH APPROVED SHRUB SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH APPROVED SHRUB SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH
10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS AND LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE RELATED DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
11. ALL PLANTING AREAS, INCLUDING THOSE WITHIN VEHICULAR USE AREAS SHALL BE ENCLOSED BY A 6" HIGH CONCRETE CURB.
12. A MINIMUM OF 5 SQUARE FEET OF LANDSCAPE AREA PER 100 SQUARE FEET OF VEHICULAR USE AREA SHALL BE PROVIDED AT GRADE LEVEL.
13. 2 SHRUBS PER 100 SQUARE FEET OF VEHICULAR USE AREA SHALL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO VEHICULAR USE AREAS.

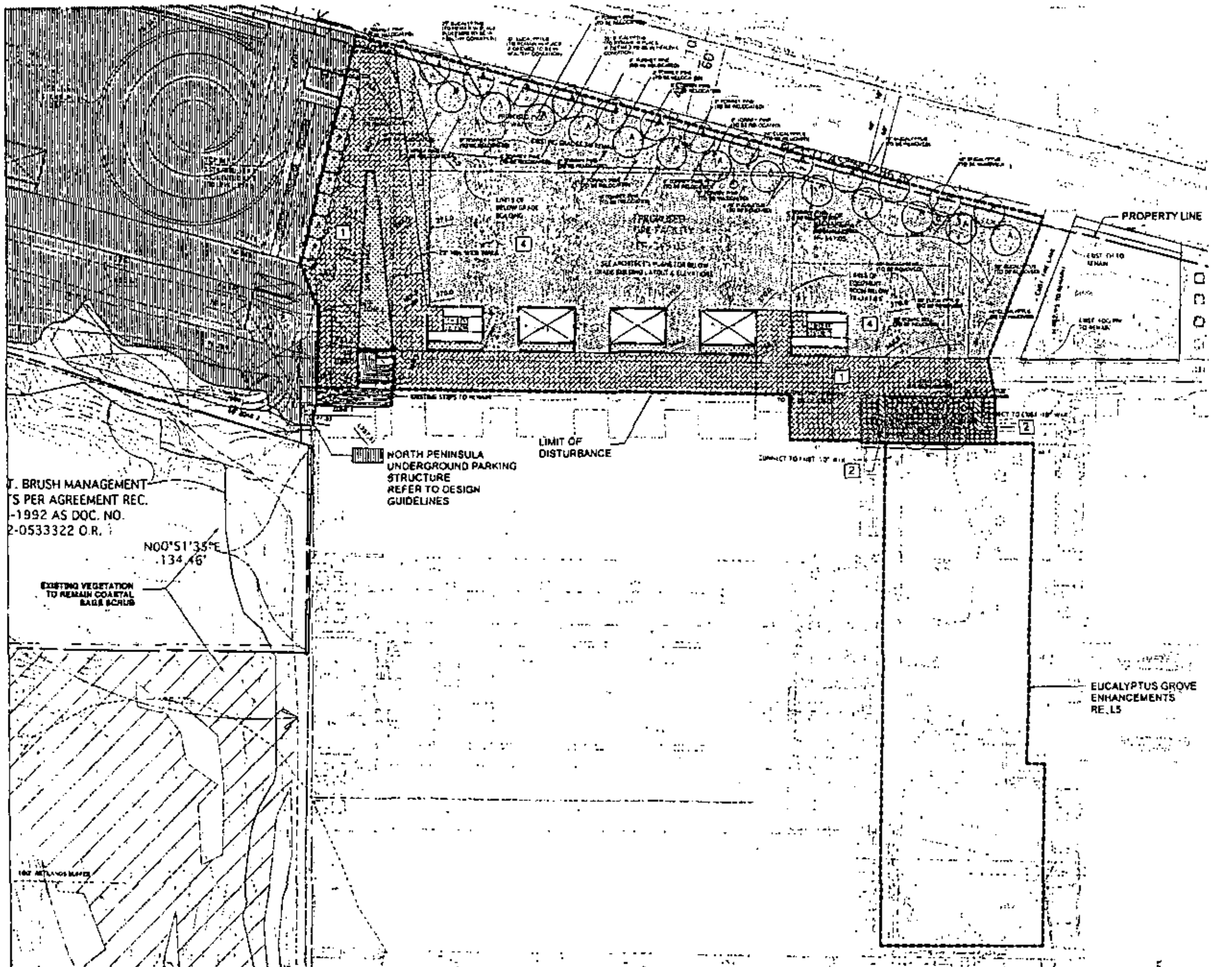
LANDSCAPE LEGEND

1. RED BRICK PAVERS OR TURFBLOCK TO MATCH PAVERS AT EXISTING CAMPUS
2. CONCRETE WALK
3. EXISTING LANDSCAPE TO REMAIN
4. SANTA ANA TURF (SOD)





ATTACHMENT 9



THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN FOR THE SITE WILL INCORPORATE A LOCAL (NATIVE) AND ORNAMENTAL PLANT PALLET OF GRASSES, GROUNDCOVERS AND SHRUBS THAT ARE CURRENTLY FOUND AT THE SALK CAMPUS AND WITHIN THE CANYON RIM. NATIVE PLANTINGS WILL BE SEEDED AND PLANTED IN ALL DISTURBED AREAS OUTSIDE OF THE BUILDING LINES TO RE-ESTABLISH THE FLORA GIVING A SEAMLESS APPEARANCE THROUGHOUT THE SITE. OUR GOAL IS TO WORK WITH THE NATURAL BEAUTY OF THE PROPERTY PROMOTING ITS NATIVE QUALITIES AND ENHANCING THE VIEWS FROM WITHIN. REQUIRED TREES SHALL BE PLANTED WITH VEGETATION CONSISTANT WITH OTHER AREAS OF THE EXISTING SALK CAMPUS. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION PER THE REQUIREMENTS STATED IN THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND LAND DEVELOPMENT MANUAL AND LANDSCAPE STANDARDS AND IN ACCORDANCE WITH PROFESSIONAL STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

VEHICULAR DRIVEWAYS WILL BE ENHANCED IN AREAS WITH TEXTURED COLORED PAVING TO INTRODUCE THE PROJECT ENTRY AND INITIATE THE SENSE OF ARRIVAL. OUTDOOR SITTING AREAS WILL BE PROVIDED WITH FURNISHINGS, OVERLOOKING THE SURROUNDING VIEWS. AUTOMATIC TIMING DEVICES FOR EXTERIOR LIGHTING WILL PROVIDE SECURITY AND SAFETY ILLUMINATION FOR ALL PEDESTRIAN WALKS AND PARKING AREAS. FEATURE AREAS WILL BE PROVIDED WITH ACCENT LIGHTING. SURFACE AND SUB-SURFACE DRAINAGE SHALL BE PROVIDED AT ENTRIES, TREES AND PLANTING AREAS THROUGH THE USE OF LANDSCAPE DRAINS, PERFORATED PIPE AND CATCH BASINS. ALL PLANTING AREAS WILL RECEIVE COMPLETE IRRIGATION COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED ELECTRICALLY OPERATED, ENVIRONMENTALLY FRIENDLY SPRINKLER SYSTEM.

IRRIGATION SYSTEM

ALL PLANTING AREAS (UNLESS OTHERWISE NOTED) WILL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENT EXPOSURE AND WILL RECEIVE COMPLETE WATER COVERAGE BY MEANS OF A STATE OF THE ART, AUTOMATICALLY CONTROLLED ELECTRICALLY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) SCHEDULE 40 OR CLASS 315 AND CLASS 200 OR CLASS 315 LATERAL LINES. LINES WILL BE INSTALLED AT 18" DEEP FOR PRESSURE LINE AND 12" DEEP FOR LATERAL LINES. THE IRRIGATION SYSTEM WILL NOT CREATE RUNOFF INTO THE MHPA AREA.

IRRIGATION THAT IS REQUIRED IN ZONE 1 BRUSH MANAGEMENT ZONES SHALL BE STATE OF THE ART WATER EFFICIENT AND CONSERVING DESIGN TO MINIMIZE RUNOFF INTO NATURALIZED AREAS.

MAINTENANCE

ALL LANDSCAPING, IRRIGATION, AND BRUSH MANAGEMENT SHALL BE MAINTAINED BY THE SALK INSTITUTE. ALL LONG-TERM MAINTENANCE OF THE MHPA AREAS ON SITE WOULD BE CONDUCTED IN ACCORDANCE WITH THE MHP.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET	
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET

GENERAL NOTES:

1. MINIMUM 36" BOX SIZE STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB AND IN OPENINGS HAVING A MINIMUM 40 SQ. FT. OF AIR AND WATER PERMEABLE AREA AT A RATE OF ONE PER 30 LINEAR FEET OF STREET FRONTAGE. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWAGE LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE COUNTY.
2. STREET TREE REQUIREMENT: NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
3. WOOD MULCH SHALL BE UNIFORMLY SPREAD TO 2" IN ALL PLANTING AREAS WITH SLOPE LESS THAN 3:1.
4. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE IN HYDROSEEDED AREAS.
5. REVEGETATION AND EROSION CONTROL TIMING: ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
6. PRIOR TO GRADING, THE FIRST 6 INCHES OF TOPSOIL SHALL BE STOCKPILED AND REAPPLIED ON SLOPES AFTER THE COMPLETION OF GRADING.
7. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
8. GRADED PAD AREAS WILL BE HYDRO-SEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
10. NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.
11. 6" CONCRETE CURBS SHALL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO VEHICULAR USE AREAS.

LANDSCAPE LEGEND

1. RED BRICK PAVERS OR TRAVERTINE TO MATCH PAVERS AT EXISTING CAMPUS
2. CONCRETE WALK
3. EXISTING LANDSCAPE TO REMAIN
4. SANTA ANA TURF (SOD)

PLANT LIST FOR ALL AREAS OUTSIDE OF BRUSH MANAGEMENT

SYMBOL	BOTANICAL NAME	COMMON NAME	TREE SIZE	FORM	FUNCTION
TREE 100% 36" BOX	PINUS TORREYANA	TORREY PINE	LG	BH	STREET TREE
TREE 100% 36" BOX	[illegible]	GOLDEN ... TREE; ... ; NEW ZEALAND CHRISTMAS TREE; GOLDEN MEDALLION TREE; HOLLY OAK; CITRUS	[illegible]	[illegible]	INTERIOR ACCENT TREE
TREE 100% 36" BOX	EUCALYPTUS POLYANTHEMOS; EUCALYPTUS FICIFOLIA; EUCALYPTUS CITRIODORA	SILVER DOLLAR GUM; RED FLAME EUCALYPTUS; LEMON SCENTED GUM	LG	PY	STREET / GROVE TREE
TREE	CHIONANTHUS RETUSUS (RELOCATED FROM EAST PARKING LOT)	CHINESE FRINGE TREE	MD	BH	INTERIOR ACCENT TREE
TREE 100% 36" BOX	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	MD	BH	INTERIOR ACCENT TREE
SHRUB	[illegible]	CARMEL CREEPER; TOYON; LEMONADE BERRY; ...; COYOTE BUSH; CAROLINA CHERRY LAUREL	[illegible]	SHRUB	NATIVE AND NON-NATIVE SHRUBS FOR PLANTING AREAS
ORNAMENTAL PLANTING	[illegible]	... ROCKROSE; COAST SUNFLOWER; ... ; BLACK SAGE; ... ; LANTANA; ENGLISH LAVENDER; BLUE OAT GRASS; ... ; COFFEE BERRY	[illegible]	SUB SHRUB	NATIVE AND NON-NATIVE SUB SHRUBS FOR PLANTING AREAS
GROUNDCOVER OR VINE	[illegible]	... ; STAR JASMINE; WILD STRAWBERRY; LANTANA; BOUGAINVILLEA; ... ; TRUMPET VINE	[illegible]	GROUNDCOVER / VINE	GROUNDCOVER FOR ORNAMENTAL AREAS; VINES FOR SCREENING RETAINING WALLS

KEY FOR TREES

FORM
BH = BROAD HEADED
PY = PYRAMIDAL
ND = NON-DECIDUOUS
DC = DECIDUOUS

SIZE
SM = < 15'-20'
MD = 20'-40'
LG = > 40'

KEY FOR SHRUBS, SUB SHRUBS AND GROUNDCOVER / VINES

SIZE
SM = < 2'
MD = 2'-4'
LG = > 4'

North Lawn
Plant Requirement Calculations

[illegible]

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Sheet Title: CORE FACILITY BUILDING LANDSCAPE DEVELOPMENT PLAN
Sheet Count: 34 of 42

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THE SALK INSTITUTE
CDP / SDP

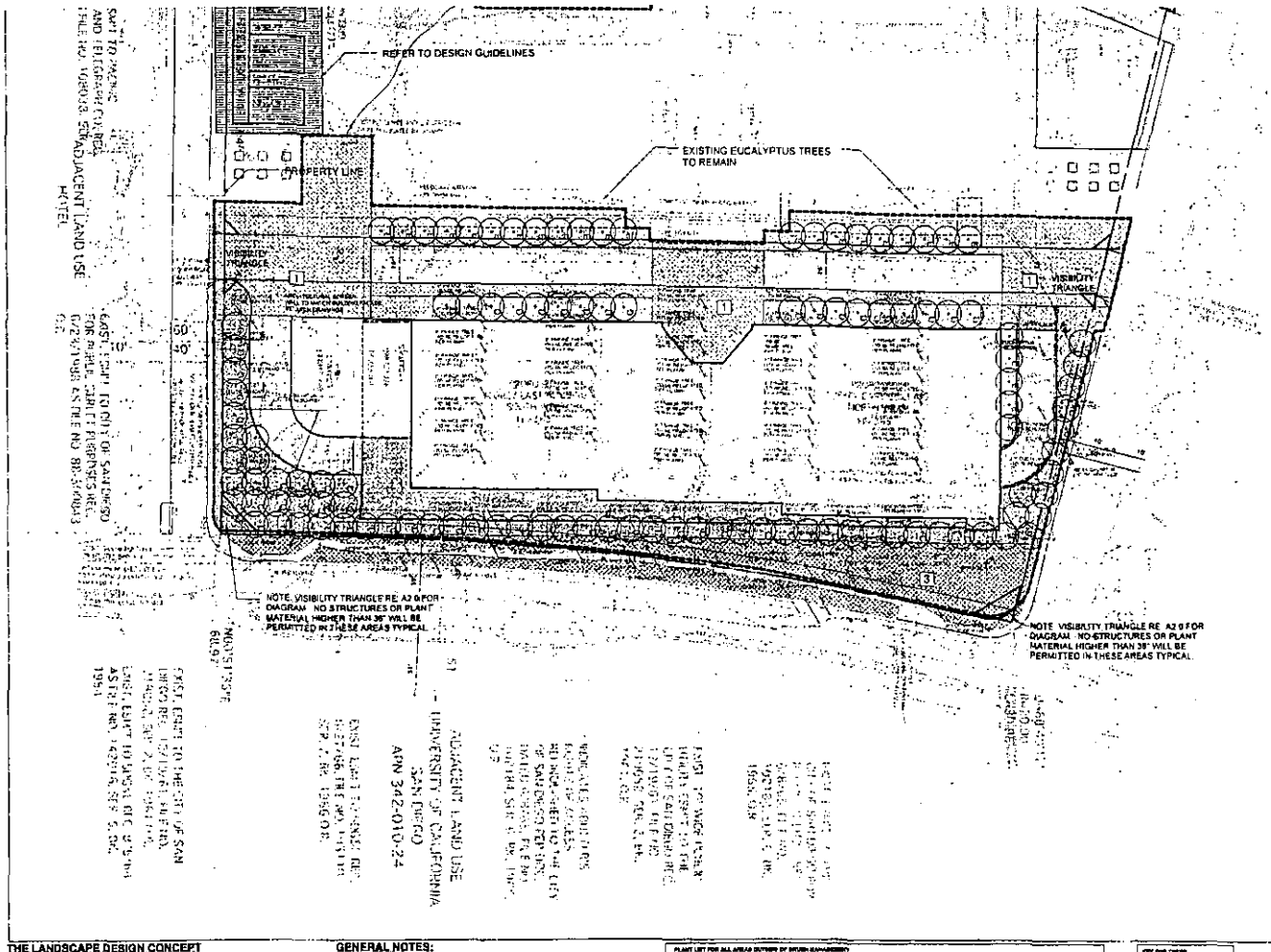
CORE FACILITY BUILDING LANDSCAPE DEVELOPMENT PLAN

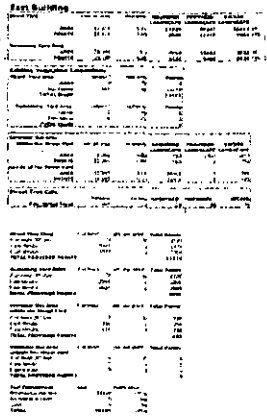
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ATTACHMENT 9





THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN FOR THIS SITE WILL INCORPORATE A LOCAL NATIVE AND ORNAMENTAL PLANT PALETTE OF GROUNDCOVERS AND SHRUBS THAT ARE CURRENTLY FOUND AT THE SALK CAMPUS AND WITHIN THE CANYON RIM. NATIVE PLANTINGS WILL BE SEEDED AND PLANTED IN ALL DISTURBED AREAS OUTSIDE OF THE BUILDING LINE TO TIE INTO THE EXISTING NATIVE HABITAT. THE INTENT IS TO REINFORCE THE SITE OUR GOAL IS TO WORK WITH THE NATURAL BEAUTY OF THE PROPERTY PROJECTING ITS NATIVE QUALITIES AND ENHANCING THE VIEWS IN THE DIRECTION. REQUIRED TREES SHALL BE PLANTED WITH VEGETATION CONSISTENT WITH OTHER AREAS OF THE EXISTING CAMPUS. ALL PLANTING AREAS SHALL BE FURNISHED AND MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. FOR THE REQUIREMENTS IN THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND LAND DEVELOPMENT MANUAL. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH APPROPRIATE CITY STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

PARKING AREAS SHALL BE ARRANGED IN AISLES WITH TEXTURED COLORED PAVING TO ACCENTUATE THE MAIN ENTRY AND ALTHOUGH THE SENSE OF MINIMUM OUTDOOR LIGHTING LEVELS WILL BE ACHIEVED WITH FUNCTIONAL OVERLOOKING THE SURROUNDING VIEWS. AUTOMATIC TIMING DEVICES FOR EXTERIOR LIGHTING WILL PROVIDE SECURITY AND SAFETY ILLUMINATION FOR ALL PEDESTRIAN WALKS AND PARKING AREAS. FEATURE AREAS WILL BE PROVIDED WITH ACCENT LIGHTING. SURFACES SUBJECTED TO ENTRY TRAFFIC WILL BE PAVED. TREES AND PLANTING AREAS THROUGH THE USE OF LANDSCAPE BARRIERS. IMPORTED PIPE AND CLOTH BARRIERS. ALL PLANTING AREAS WILL RECEIVE COMPLETE IRRIGATION COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED ELECTRIC ALLY OPERATED ENVIRONMENTALLY FRIENDLY IRRIGATION SYSTEM.

IRRIGATION SYSTEM

ALL PLANTING AREAS SHALL BE FULLY IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENT EXPOSURE AND WILL PROVIDE COMPLETE WITH COVERAGE BY MEANS OF A STATE OF THE ART, AUTOMATICALLY CONTROLLED ELECTRIC ALLY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE I (SDR) SCHEDULE 40 SLIP CLASS 200 OR CLASS 315 LATERAL LINES LINES WILL BE INSTALLED 12" DEEP MIN. PRESSURE LINES AND CONTROL LINES TO BE WIRED ON SYSTEM WILL NOT CREATE RUNOFF INTO THE MHPA AREA.

IRRIGATION THAT IS REQUIRED IN ZONE 1 BRUSH MANAGEMENT ZONES SHALL BE STATE OF THE ART, WATER EFFICIENT AND CONSERVING DESIGN TO MINIMIZE RUNOFF INTO NATURALIZED AREAS.

MAINTENANCE

ALL LANDSCAPING, IRRIGATION AND BRUSH MANAGEMENT SHALL BE MAINTAINED BY THE SALK INSTITUTE. ALL LONG TERM MAINTENANCE OF THE MHPA AREAS ON SITE WOULD BE CONDUCTED IN ACCORDANCE WITH THE MHPA.

MINIMUM TREE SEPARATION DISTANCE

BIRDSTREET / BRIDGE DISTANCE TO STREET LIGHT	20 FEET
TRAFFIC SIGNAL (STOP SIGN)	20 FEET

GENERAL NOTES:

1. MINIMUM 24" BOX TREES STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB WITH OPENINGS HAVING A MINIMUM AREA OF 50 FT OF AIR AND WATER PERMEABLE LANDS AT A RATE OF ONE PER 30 LINEAL FEET OF STREET FRONTAGE. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS SHALL BE DESIGNED AS NOT TO ENCUMBER THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
2. STREET TREE ROOT BARRIER: NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED WHERE ANY NEW STREET TREE
3. HYDROSEED SHALL BE UNIFORMLY APPLIED TO 2' IN ALL PLANTING AREAS WITH SLOPES LESS THAN 3:1
4. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 3000 POUNDS PER ACRE IN HYDROSEEDED AREAS
5. TEMPORARY EROSION CONTROL PLANTING: ALL REQUIRED REVEGETATION AND SLOPE STABILIZATION SHALL BE COMPLETED WITHIN 60 CALENDAR DAYS OF THE INSTALLATION OF GRADING OR DISTURBANCE.
6. ALL EXCAVATED TOPSOIL FROM THE WHITE POCKET (I.E. TOPSOIL SHALL BE STOCKPILED AND RE-USED ON SLOPES AFTER THE COMPLETION OF GRADING)
7. ALL GRADED DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN BY THE 100 YEAR AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
8. TEMPORARY PLANTINGS WILL BE HYDRO SEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF BUILDINGS OR STRUCTURES IS NOT FOUGHT WITHIN 30 DAYS OF GRADING HYDROSEEDED SHALL BE IRRIGATED OR REPLANTED AS NECESSARY TO ESTABLISH GROWTH
9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY LAND LANDSCAPE ANGLE REVIEW AND THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
10. ALL FUTURE LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT
11. IF CONSTRUCTION PHASING REQUIRES, TEMPORARY IRRIGATION SYSTEM WILL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO VEHICULAR USE AREAS

LANDSCAPE LEGEND

1. RED BRICK PAVERS OR TAN VERTINE TO MATCH PAVERS AT EXISTING CAMPUS
2. CONCRETE WALK
3. EXISTING LANDSCAPE TO REMAIN
4. SANTA ANA TURF (SOD)

PLANT LIST FOR ALL AREAS OUTSIDE OF BRUSH MANAGEMENT

SYMBOL	BOTANICAL NAME	COMMON NAME	TREE SIZE	FORM	FUNCTION

KEY FOR TREES

FORM	
SIZE	15 GAL = 1" DIA 24" BOX = 2" DIA 36" BOX = 3" DIA

KEY FOR SHRUBS, GROUNDCOVERS AND VINES

SIZE	1 GAL = 1" 5 GAL = 2" 15 GAL = 3"

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Project No.:
Sheet Title:
FOREY EAST BUILDING LANDSCAPE
DEVELOPMENT PLAN

Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	6-11-01
Revision 5	3-23-01
Revision 4	10-27-00
Revision 3	9-05-00
Revision 2	4-14-00
Revision 1	3-23-00
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Sheet Count	17 of 19
Date	AS NOTED

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NO.	DATE	DESCRIPTION
1	6-21-01	CDP COMMENTS
2	7-03-01	CDP COMMENTS
3	10-12-01	CDP COMMENTS
4	10-19-01	CDP COMMENTS
5	11-13-01	CDP COMMENTS
6	12-19-01	CDP COMMENTS
7	01-25-02	CDP COMMENTS
ORIGINAL	3-6-00	

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KEY PLAN

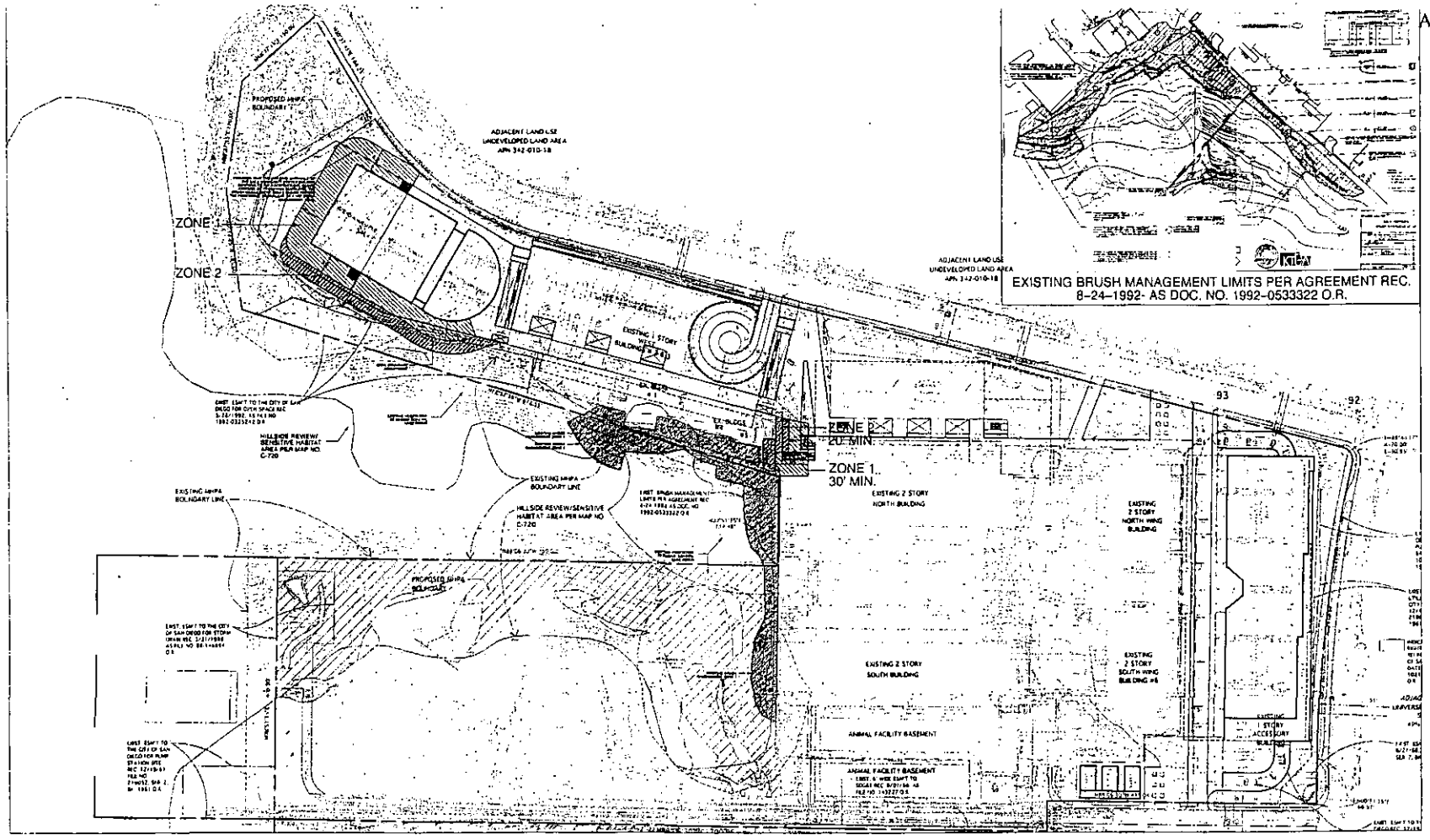
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DATE	3-6-00
PROJECT NO.	9701
SUBMITTAL	CDP / SDP SUBMITTAL

FOREY EAST
BUILDING LANDSCAPE
DEVELOPMENT PLAN

L3

CDP / SDP SUBMITTAL

ATTACHMENT 9



BRUSH MANAGEMENT

BRUSH MANAGEMENT SHALL CONFORM TO THE CITY OF SAN DIEGO LDC REFER TO THE CITY OF SAN DIEGO MUNICIPAL CODE FOR BRUSH MANAGEMENT REGULATIONS SEE SECTION 142-0412 AND TABLE 142-04H

MITIGATION THAT IS REQUIRED IN ZONE 1 BRUSH MANAGEMENT 1 ZONE SHALL BE STATE OF THE ART WATER EFFICIENT AND CONSERVING DESIGN TO MINIMIZE RUNOFF INTO NATURALIZED AREAS

ZONE ONE REQUIREMENTS

1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN PLANTING AND VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION

2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION

3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW GROWING, AND LESS THAN 2 FEET IN HEIGHT (WITH THE EXCEPTION OF TREE PLANTS SHALL BE LOW-FUEL, AND FIRE RESISTIVE

4. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A NO WARM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL

5. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS

A. WITHIN PLANTING AREAS CONTAINING ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT OR

B. WITHIN PLANTING AREAS CONTAINING NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER DORMANT AND HAVE MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES

6. ZONE ONE IRRIGATION, OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION

ZONE TWO REQUIREMENTS

1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED FLAMMABLE VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS CLOSEST AND FARTHEST FROM THE HABITABLE STRUCTURE TO THE EDGE OF UNDISTURBED VEGETATION

2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO

3. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES

4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED AS REQUIRED IN NO. 3 ABOVE SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL

5. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL

A. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED NONINVASIVE PLANTS AND SHALL BE PLANTED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL

B. NEW PLANTS SHALL BE PLANTED IN GROWING WITH A MINIMUM HEIGHT AT MATURITY OF 2 FEET. SINGLE SPECIMENS OF TREES MAY BE LESS THAT 2 FEET IN HEIGHT AT MATURITY IF THEY ARE LOCATED TO REDUCE FIRE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES

C. ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY ZONE TWO LOW-FLOW, LOW-VOLUME IRRIGATION MAY BE USED IN ZONE TWO OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT BE ALLOWED TO ENCROACH ONTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION

D. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142-0412 REVEGETATION SHALL COMPLY WITH THE SPECIFIC STANDARDS IN THE LAND DEVELOPMENT MANUAL PARTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO

6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS CONTROLLING WEEDS AND MAINTAINING ANY

TABLE 142-04H
BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

	PROPERTY LOCATION	
ORIENTA	WEST OF ALTERNATIVE B.E. EL CAMINO REAL	EAST OF ALTERNATIVE B.E. EL CAMINO REAL
ZONE ONE WIDTH WITHIN THE COASTAL OVERLAY ZONE FOR BIOWELCOME DUNTARIO STEEP HILLSIDES WITH SENSITIVE BIOLOGICAL RESOURCES	35 FEET MIN	
MINIMUM ZONE TWO WIDTH	35 FEET	
ADDITIONAL ZONE TWO WIDTH REQUIRED WHEN ZONE TWO IS ON SLOPES GREATER THAN 4:1 THAT ARE 50 FEET OR TWO IS GREATER THAN 4:1 AND 100 IN HEIGHT. THIS ADDITIONAL WIDTH IS NOT REQUIRED FOR ZONE TWO LOCATED IN THE MHPA	10 FEET	

LOW FUEL PLANTING MIXTURE
BRUSH MANAGEMENT ZONE 1 PLANT LIST

COASTAL SAGE SCRUB SEED MIXTURE
REVEGETATION AREAS & BRUSH MANAGEMENT ZONE 2 PLANT LIST

Architect	THE OFFICE OF JAMES BURNETT
Address	110 SOUTH ESCONDIDO BLVD. SUITE 200
	TOURMALINE BEACH, CA 92075
Phone #	858.755.6670
Fax #	858.755.6995
Project Name	SALK INSTITUTE
	CDP/SDP
Sheet Title	BRUSH MANAGEMENT PROGRAM
Original Date	6-6-01
Scale	1/8" = 1'-0"
Drawn	MTS

NORTH

THE SALK INSTITUTE
CDP / SDP

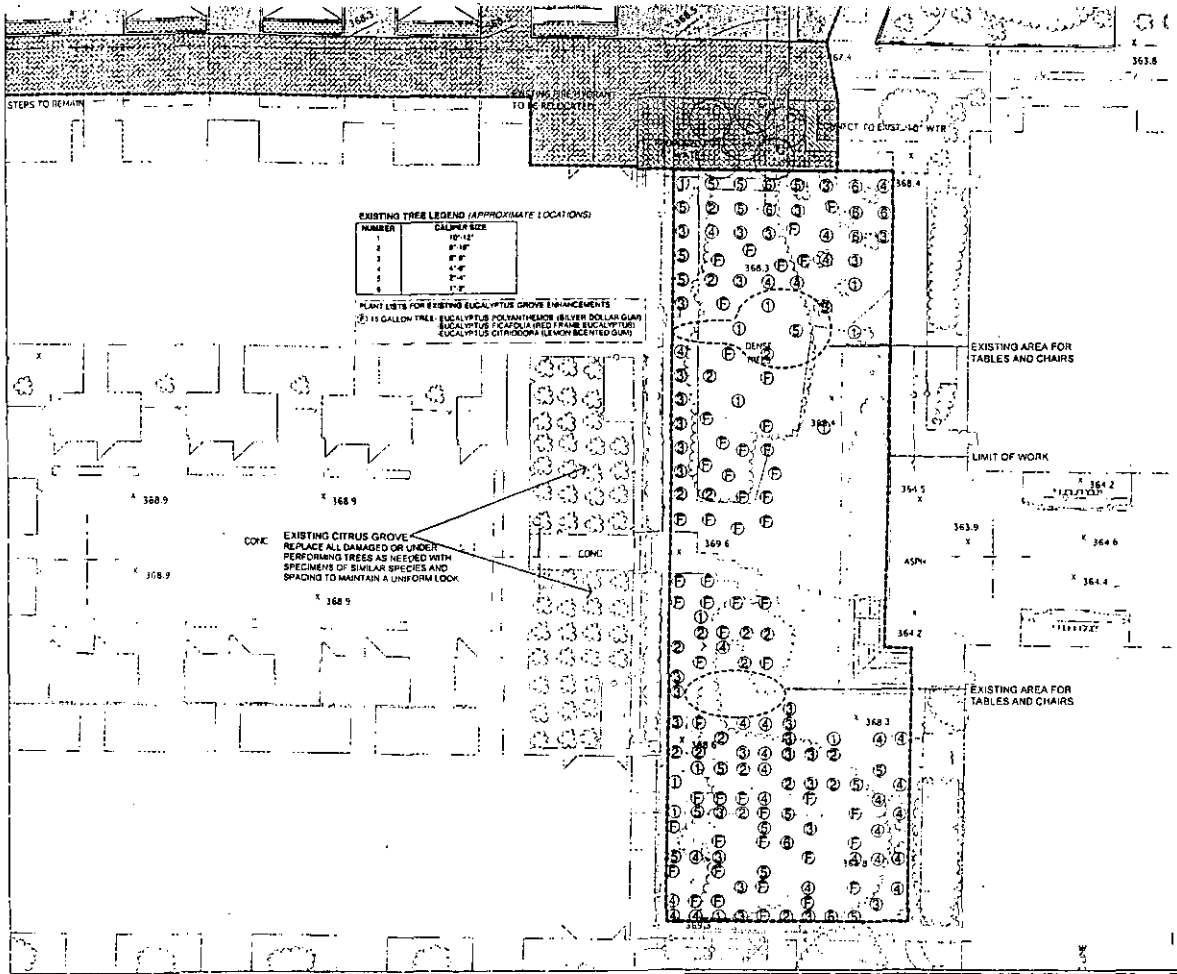
BRUSH MANAGEMENT PROGRAM

L4

UCC 848

ATTACHMENT 9

CCC346



THE LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN FOR THE SITE WILL INCORPORATE A LOCAL NATIVE AND DROUGHT-TOLERANT PALETTE OF GRASSES, GROUNDCOVERS AND SHRUBS THAT ARE CURRENTLY FOUND AT THE SALK CAMPUS AND WITHIN THE CARRON RIM. NATIVE PLANTINGS WILL BE SELECTED AND PLANTED IN ALL DISTURBED AREAS ALONG THE PERIMETER OF THE BUILDING LINE STOP WE ESTABLISH THE FLORA GIVING A SEAMLESS APPEARANCE THROUGHOUT THE SITE. OUR GOAL IS TO WORK WITH THE NATURAL BEAUTY OF THE PROPERTY PROMOTING ITS NATIVE QUALITIES AND ENHANCING THE VIEWS FROM WITHIN. REQUIRED TREES SHALL BE PLANTED WITH VEGETATION DOMINANT WITH OTHER AREAS OF THE EXISTING SALK CAMPUS. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, PER THE REQUIREMENTS STATED IN THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND LAND DEVELOPMENT MANUAL AND LANDSCAPE STANDARDS AND IN ACCORDANCE WITH PROFESSIONAL STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

VEHICULAR DRIVEWAYS WILL BE ENHANCED IN AREAS WITH TEXTURED COLORED PAVING, TO INTRODUCE THE PROJECT ENTRY, AND WITHIN THE BOWL OF UNROLL, OUTDOOR SEATING AREAS WILL BE PROVIDED WITH FURNISHINGS OVERLOOKING THE SURROUNDING VIEWS. ALITHIN 'C' TRANS OR USED FOR PEDESTRIAN CIRCULATION, PROVIDE SECURITY, AND BUFFER LANDSCAPING FROM ADJACENT PARKING AREAS. PLANTING AREAS WILL BE PROVIDED WITH DISTINCT ENTRIES, AND BUILDINGS, AND BUILDING ENTRANCES. PLANTING AREAS WILL BE PROVIDED AT ENTRIES, TREES AND SHRUBS WILL BE PLANTED ALONG THE MAIN PEDESTRIAN PATHWAYS. PLANTING AREAS ADJACENT TO PARKING AREAS WILL BE PROTECTED FROM VEHICULAR OVERHANG. PLANTING AREAS WILL RECEIVE COMPLETE IRRIGATION COVERAGE BY USE OF AN AUTOMATIC IRRIGATION SYSTEM. ELECTRICALLY OPERATED ENVIRONMENTALLY FRIENDLY SPRINKLER SYSTEM.

IRRIGATION SYSTEM

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND WILL RECEIVE COMPLETE WATER COVERAGE BY MEANS OF A SYSTEM OF AUTOMATICALLY CONTROLLED ELECTRICALLY OPERATED, UNDERGROUND PIPED SPRINKLER SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC TYPE (SCH 40/80 BELOW GRADE) OR CLASS 315 AND CLASS 200 OR CLASS 315 LATERAL LINES. LINES WILL BE INSTALLED AT UNIFORM DEPTH FOR PRESSURE LINE AND 12" DEEP FOR LATERAL LINES. THE IRRIGATION SYSTEM WILL NOT CREATE RUNOFF INTO THE STORM DRAIN.

IRRIGATION THAT IS REQUIRED IN ZONE 1 BRUSH MANAGEMENT ZONES SHALL BE STATE OF THE ART WATER EFFICIENT AND CONSERVING DESIGN TO MINIMIZE RUNOFF INTO NATURALIZED AREAS.

MAINTENANCE

ALL LANDSCAPING, IRRIGATION, AND BRUSH MANAGEMENT SHALL BE MAINTAINED BY THE SALK INSTITUTE. ALL LONG-TERM MAINTENANCE OF THE MAIN AREAS ON SITE WOULD BE CONDUCTED IN ACCORDANCE WITH THE HMP.

MINIMUM TREE SEPARATION DISTANCE

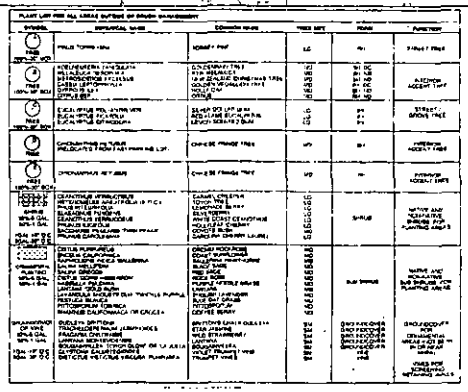
INTERSECTIONS (MINIMUM DISTANCE TO STREET)	25 FEET
TRAFFIC SIGNALS (STOP SIGN)	5 FEET
UNDERGROUND UTILITY LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES	

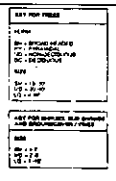
GENERAL NOTES:

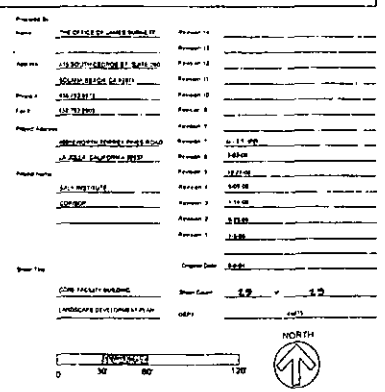
1. MINIMUM 24" BOX SIZE STREET TREES SHOULD BE INSTALLED WITHIN TEN FEET OF THE FACE OF THE CURB AND IN OPENINGS HAVING A MINIMUM AREA OF 75 SF OF UNPAVED PERMEABLE AREA AT A RATE OF ONE PER 25 LINEAR FEET OF STREET FRONTAGE IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWAGE LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. STREET TREE REQUIREMENT NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
3. WOOD MULCH SHALL BE IMPORTABLY SPREAD TO 3" IN ALL PLANTING AREAS WITH SLOPE LESS THAN 2:1.
4. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2000 POUNDS PER ACRE IN HYDROSEED AREAS.
5. REVEGETATION AND EROSION CONTROL PLANS: ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DATE OF THE COMPLETION OF GRADING OR DISTURBANCE.
6. TOPSOIL TO REQUIRED: THE TOP 6 INCHES OF TOPSOIL SHALL BE STOCKPILED AND REAPPLIED ON SLOPES AFTER THE COMPLETION OF GRADING.
7. ALL GRADED OR DISTURBED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN ON THE LANDSCAPE PLAN IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
8. GRADED AND AREAS WILL BE HYDROSEEDED TO PREVENT EROSION IN THIS EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 90 DAYS OF GRADING HYDROSEED SHALL BE WATERED OR RE-APPLIED AS NECESSARY TO ESTABLISH GROWTH.
9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
10. NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN DRIVEWAY AND/OR WITHIN THE ACCESS EASEMENT.
11. 6" CONCRETE CURBS SHALL BE PROVIDED AT LANDSCAPED AREAS ADJACENT TO VEHICULAR USE AREAS.

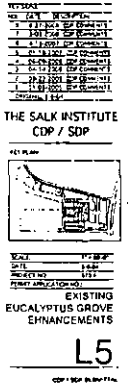
LANDSCAPE LEGEND

1. RED BRICK PAVERS OR TRAVERTINE TO MATCH PAVING AT EXISTING CAMPUS
2. CONCRETE WALK
3. EXISTING LANDSCAPE TO REMAIN
4. SANTA ANA TURF (SOD)









THE SALK INSTITUTE
CDP / SDP

EXISTING
EUCALYPTUS GROVE
ENHANCEMENTS

L5

000850

CITY COUNCIL RESOLUTION NO. R-XXXXXX
VESTING TENTATIVE MAP NO. 369518
SALK INSTITUTE - PROJECT NO. 44675
DRAFT

WHEREAS, THE SALK INSTITUTE FOR BIOLOGICAL STUDIES, A California Nonprofit Public Benefit Corporation, Applicant/Subdivider, and Latitude 33, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 369518, for the subdivision of a 26.34 site into 4 parcels for scientific research development. The project site is located at 10010 North Torrey Pines Road in the RS-1-7, Coastal Overlay (Appealable), Coastal Height Limit Overlay, and Community Plan Implementation Overlay (Area A – CPIOZ-A) Zones within the University Community Plan. The project site is legally described as Portion of Parcel 1 of Parcel Map No. 14013; and

WHEREAS, the Map proposes the subdivision of a 26.34 site into 4 parcels for scientific research development; and

WHEREAS, An Environmental Impact Report (EIR) No. 44675 has been prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 369518, and pursuant to Section 125.0440, of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 369518:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that pursuant to California Government Code section 66434 (g), pump station site and sewer, water, drainage and utilities easement, all granted per document recorded December 19, 1961 file No. 219052, Series 2, Book 1961, located within the project boundaries as shown in Vesting Tentative Map No. 369518, shall be vacated, contingent upon the recordation of the approved Map for the project.

BE IT FURTHER RESOLVED that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 369518, is hereby granted to THE SALK INSTITUTE FOR BIOLOGICAL STUDIES, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Vesting Tentative Map will expire on XXXXX.

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2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

3. Prior to the issuance of the Parcel Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition

4. The Parcel Map shall conform to the provisions of Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577 and Easement Abandonment No. 130269.

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

ENGINEERING

6. This Tentative Map is a Vesting Tentative Map. As such, the subdivider shall pay an additional $300 fee to the Development Services Department for each final map processed in connection with this vesting tentative map.

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

8. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

   All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).

11. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

12. The Parcel Map shall:

    a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal

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Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).

- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within 90 days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA, ON XXXXXXX.

APPROVED: Mike Aguirre, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
R- INSERT
Reviewed by Laura C. Black
Job Order No. 42-3122

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: 42-3122

COASTAL DEVELOPMENT PERMIT NO. 126996
SITE DEVELOPMENT PERMIT NO. 127002
MASTER PLANNED DEVELOPMENT PERMIT NO. 561577
EASEMENT ABANDONMENT NO. 130269
MHPA BOUNDARY LINE ADJUSTMENT
SALK INSTITUTE [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT (CDP)/HILLSIDE RESOURCE PROTECTION (HRP)/ CONDITIONAL USE PERMIT (CUP) No. 90-1140
CITY COUNCIL

This Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Easement Abandonment No. 130269, Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, Amendment to CDP/HRP/CUP No. 90-1140, is granted by the CITY COUNCIL of the City of San Diego to THE SALK INSTITUTE FOR BIOLOGICAL STUDIES, A California Nonprofit Public Benefit Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0708, 126.0504, 126.0604 and 125.1040. The 26.34 acre site is located at 10010 North Torrey Pines Road in the RS-1-7, Coastal Overlay (Appealable), Coastal Height Limit Overlay, and Community Plan Implementation Overlay (Area A – CPIOZ-A) Zones within the University Community Plan. The project site is legally described as Portion of Parcel 1 of Parcel Map No. 14013.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development, for a total build out of 476,000 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, including Design Guidelines dated June 27, 2008, on file in the Development Services Department.

The project shall include:

a. Demolition of West Buildings (20,000 square-feet) and Accessory Building (9,000 square-feet);

b. Construction of the Torrey East Laboratory Building (94,200 square-feet), Salk Community Center Building (117,000 square-feet), North Peninsula Underground Parking Facility, and Greenhouses (4,000 square-feet);

c. Deviation from the 30-foot height limit in the RS-1-7 residential zone (SDMC Table 131-04D and SDMC 131.0444(b) for the Salk Community Center Building. This building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505.

d. Landscaping (planting, irrigation and landscape related improvements);

e. Off-street parking; and

f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA; and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

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

10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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

13. This permit incorporates Coastal Development Permit (CDP)/Hillside Review Permit (HRP)/Conditional Use Permit (CUP) No. 90-1140, which amended Conditional Use Permit (CUP) No. 3841.

14. This Permit may be developed in phases. Each phase shall be constructed consistent with the conditions and exhibits approved for each respective phase per the approved Design Guidelines dated June 27, 2008, and approved Exhibit "A" dated _____.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

16. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report (EIR) No. 44675, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

17. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report (EIR) No. 44675, 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:

Biological Resources
Historical Resources (Designated Site)
Historical Resources (Archaeology)
Noise
Paleontological Resources
Traffic

18. 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:

19. The Master Planned Development Permit, Site Development Permit and Coastal Development Permit shall comply with the conditions of the Vesting Tentative Map No. 369518.

20. The Owner/Permittee shall construct City standard sidewalk on Torrey Pine Scenic Drive, from the most westerly lot boundary to meet the existing sidewalk. All work shall be completed and accepted by the City Engineer, prior to building occupancy of the Community Center Building.

21. The Owner/Permittee shall replace the damaged curb and uplifted sidewalk on North Torrey Pines Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy of the Torrey East Building.

22. The Owner/Permittee shall replace the existing pedestrian ramps with new City standard pedestrian ramps with truncated domes, at the southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, at the northwest corner of Salk Institute Road and North Torrey Pines Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy of the Torrey East Building.

23. The Owner/Permittee shall replace the existing pedestrian ramp with City standard pedestrian ramp with truncated domes, at the terminus of Salk Institute Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy of the Day Care Facility.

24. The Owner/Permittee shall close all non-utilized driveways, on Torrey Pines Scenic Drive and Salk Institute Road, with City standard curb, gutter and sidewalk. All work shall be

completed and accepted by the City Engineer, prior to building occupancy of the building adjacent to the proposed improvements.

25. The Owner/Permittee shall install three 30-foot wide City standard driveways on Torrey Pines Scenic Drive and one 30-foot wide standard driveway on Salk Institute Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy of the building adjacent to the proposed improvements.

26. The Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private storm drain systems, curb-outlets, retaining walls, landscape and irrigation locate in the public right-of-way and easements.

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

28. 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.

29. 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, in accordance with the approved Water Quality Technical Report.

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

31. The Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

32. This project proposes to export 250,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the processing and sale of the export material. All such activities require a separate Conditional Use Permit.

33. 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.

34. 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:

35. Prior to issuance of any construction permits, landscape construction documents for the revegetation and hydro-seeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Development Services Department.

36. The Owner/Permittee shall monitor of the relocation of the Chinese fringe trees by a landscape architect to assure proper treatment. The health of the transplanted trees shall be monitored periodically by a landscape architect and any necessary remedial measures shall be taken to assure successful relocation of these historic trees. All other landscape treatment considered mitigation for historic resources shall be similarly monitored and success assured to the satisfaction of the Historical Resources Board staff.

37. 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 Owner/Permittee shall initiate such measures as soon as the grading and disturbance has been completed. 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 Land Development Manual: Landscape Standards.

38. Prior to issuance of any construction permits for public 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 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

39. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the Development Services Department.

40. Prior to the issuance of any construction permits, the Owner/Permittee shall complete a Maintenance Assessment District Agreement form for early confirmation.

41. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A", Landscape Development Plan, on file in the Development Services Department. These

landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area".

42. Prior to issuance of any construction permits for buildings (including shell), 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", Landscape Development Plan, on file in the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

43. 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.

44. 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.

45. 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 Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

46. Prior to issuance of any construction permit for parking structures or for landscape proposed above a structure, the Owner/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.

47. The Owner/Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

48. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan on file in the Development Services Department.

49. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows for

PROPOSED BUILDINGS: 30' Zone One and 20-30' Zone Two shall be planted and maintained per Exhibit "A", Brush Management Program, sheet L-5, on file with the Development Services Department.

50. Brush Management for existing buildings is provided under previously recorded agreement 1992-0533322 O.R. on file with the County Recorder of San Diego California and reproduced on Exhibit "A".

51. Prior to issuance of any construction permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".

52. Prior to issuance of any construction permits, a complete set of brush management construction documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial Conformance with Exhibit "A" and shall comply with the SDMC 55.0101, the Land Development Code section 142.0412, and the Land Development Manual - Landscape Standards.

53. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.

54. The Owner/Permittee shall be responsible to schedule an on-site, pre-construction meeting with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.

55. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Staff and Environmental Staff in the Development Services Department.

56. Prior to final inspection and the issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented.

57. The brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

58. No fewer than 1,046 off-street automobile parking spaces (1,086 automobile spaces provided), including 21 accessible spaces (26 accessible spaces provided) and 143 carpool spaces (150 carpool spaces provided), shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Additionally, 39 motorcycle spaces and 25 bicycle spaces (with shower and locker facilities), shall also be provided. All on-site parking stalls and drive aisle shall comply at all times with the SDMC, and shall not be converted and/or utilized for any other purpose.

59. Any sculpture or other standing design element shall be prohibited at the west side of the proposed Torrey East Building.

60. 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.

61. All signs associated with this development shall be consistent with sign criteria established by the Sign Program dated January 17, 1995, provided as Appendix 10 within the Design Guidelines, dated June 27, 2008.

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

TRANSPORTATION REQUIREMENTS

63. The Owner/Permittee shall provide and maintain a Transportation Demand Management Plan. The Owner/Permittee shall provide an employee private shuttle service between the project and the regional transportation centers, and provide transit pass subsidies for the employees. The Owner/Permittee shall provide a kiosk or bulletin board displays information on transit uses, carpooling, and other forms of ridesharing.

64. The Owner/Permittee shall provide a fair-share contribution toward the construction of the interchange at Genesee Avenue and I-5 interchange, for total fair-share of $353,000.

65. The Owner/Permittee shall provide a Rideshare Information kiosk or bulletin board that displays information on transit use, carpooling, and other forms of ridesharing, as indicated on Exhibit "A," satisfactory to the City Engineer.

66. A minimum of 5 off-street loading spaces (6 spaces shown) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all off-street loading space dimensions shall be in compliance with requirements of SDMC Section 142.1010, and shall not be converted and/or utilized for any other purpose.

WASTEWATER REQUIREMENTS:

67. Prior to the issuance of any construction permits, the Owner/Permittee shall vacate onsite public sewer easements, satisfactory to the City of San Diego Director of Public Utilities.

68. Prior to submittal of public improvement drawings, including grading plans, the Owner/Permittee shall provide a hydrology study that shows the waste from the private onsite pump station/main is less than 4 hours old.

69. All onsite sewer facilities that serve the Salk Institute shall be private.

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

71. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

72. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code.

WATER REQUIREMENTS:

73. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway along North Torrey Pines Road, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. All new on-site water facilities shall be private.

74. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new irrigation water service(s) in a manner satisfactory to the Director of Public Utilities and the City Engineer. All private on-site irrigation systems shall be designed to utilized reclaimed water. The system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connection between the two systems.

75. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each existing and proposed water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

76. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

77. The Owner/Permittee 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 Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities shall be modified at final engineering to comply with standards.

78. Prior to the issuance of any construction permits, the Owner/Permittee shall process encroachment maintenance and removal agreements for all acceptable encroachments, including, but not limited to, structures, enhanced paving, private utilities or landscaping, proposed to be located within the public rights-of-way adjacent to the project. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

INFORMATION ONLY:

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

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

APPROVED by the City Council of the City of San Diego on _____, Resolution No. XXXXX.

Coastal Development Permit No. 126996
Site Development Permit No. 127002
Master Planned Development Permit No. 561577
Easement Abandonment No. 130269
MHPA Boundary Line Adjustment
Date of Approval:

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

_____

Laura C. Black
TITLE: Development Project Manager

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

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

The Salk Institute for Biological Studies
Owner/Permittee

By _____
Garry Van Gerpen
Director of Facilities

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

000868

CITY COUNCIL
RESOLUTION NO. XXXX
COASTAL DEVELOPMENT PERMIT NO. 126996
SITE DEVELOPMENT PERMIT NO. 127002
MASTER PLANNED DEVELOPMENT PERMIT NO. 561577
EASEMENT ABANDONMENT NO. 130269
MHPA BOUNDARY LINE ADJUSTMENT
SALK INSTITUTE [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT (CDP)/HILLSIDE RESOURCE PROTECTION (HRP)/ CONDITIONAL USE PERMIT (CUP) No. 90-1140

WHEREAS, THE SALK INSTITUTE FOR BIOLOGICAL STUDIES, A California Nonprofit Public Benefit Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development, for a total build out of 476,000 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 126996, 127002, 561577 and 130269) on portions of a 26.34 acre site;

WHEREAS, the project site is located at located at 10010 North Torrey Pines Road in the RS-1-7, Coastal Overlay (Appealable), Coastal Height Limit Overlay, and Community Plan Implementation Overlay (Area A – CPIOZ-A) Zones within the University Community Plan;

WHEREAS, the project site is legally described as Portion of Parcel 1 of Parcel Map No. 14013;

WHEREAS, on September 4, 2008, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Easement Abandonment No. 130269, Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, Amendment to CDP/HRP/CUP No. 90-1140, pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated September 4, 2008.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use

and intensity. The University Community Plan (UCP) allocates a total of 500,000 square-feet of Scientific Research uses to the project site. The site is currently developed with 289,800 square-feet of Scientific Research uses. Since the Salk Institute was founded, there have been changes in the scientific research field, including the introduction of new technologies, the shifting demographics of the scientists themselves toward a younger and more gender-mixed population, and increases in the number of employees and support staff. The proposed project addresses the current inadequacies of the existing scientific research and support space at the Institute and the changing demographics and needs of the Institute scientists and employees, and provides for the accommodation of new and emerging research technologies. Therefore, the project will not adversely affect the adopted land use plan.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development has been designed and will be constructed to meet all applicable zoning codes, building, fire and other regulations applicable to this type of development as imposed by the City of San Diego, the State of California and all federal agencies. An Environmental Impact Report (EIR) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring Reporting Program (MMRP) has been incorporated into the EIR and will be implemented in the following issue areas: Biological Resources, Historical Resources (Designated Site), Historical Resources (Archaeology), Noise, Paleontological Resources and Traffic. As such, the proposed development will not be detrimental to the public health, safety and welfare.

3. **The proposed development will comply with the regulations of the Land Development Code.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development complies with scientific research as designated within the University Community Plan. Further, the proposed development is consistent with the existing scale of the current buildings on the project site and is designed to minimize visual impacts by maintaining the spatial relationship between the buildings within the entire campus. The proposed development is architecturally consistent in terms of style and materials with the existing buildings on site and also with the surrounding development and the adjoining community.

The proposed development generally has been designed to comply with the regulations of the Land Development Code, including requirements for setbacks, floor area ratio, street design, open space, grading, landscaping, parking, etc. and all other requirements of the development criteria for the above zones, as allowed through a Planned Development Permit. Implementation of the Salk project will require a deviation from the height restrictions of the base residential use zone RS-1-7 for the Salk Community Center, although the entire project is consistent with the Coastal Height Limit Overlay Zone. Upon the approval of such deviation, the project will fully comply with the regulations of the Land Development Code.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The project site is designated scientific research within the University Community Plan. The project area was developed in the 1960's through Conditional Use Permit No. 3841, which has been through several amendments to bring the site to its current configuration of buildings on the campus.

The proposed project would provide public benefits to the City of San Diego by realizing the preservation and dedication of land into the Multiple Habitat Preservation Area (MHPA). The Salk project has been designed and will be developed in accordance with the intent of the University Community Plan and the North City Local Coastal Program/Land Use Plan to assure that the theme, architectural character, development considerations and other functional concepts of the Plans are implemented. The proposed project would also be consistent with the Progress Guide and General Plan. All new development areas have been sited in response to a range of environmental considerations including sensitive landforms, steep slopes and sensitive biological habitats. The proposed development provides landscaping plans, architectural and landscape design guidelines to ensure creation of an aesthetically pleasing development project that complements the existing landscape and permanent structures on site, respects the site's historical integrity and landscape with high design standards and enhances publicly accessible views in the project area.

The proposed development will provide additional Laboratory and Research and Development (R&D) that is needed on the Salk Institute campus to provide the adequate facilities to continue their research. Since the Salk Institute was founded, there have been changes in the scientific research field, including the introduction of new technologies, the shifting demographics of the scientists themselves toward a younger and more gender-mixed population, and increases in the number of employees and support staff. The proposed project addresses the current inadequacies of the existing scientific research and support space at the Institute and the changing demographics and needs of the Institute scientists and employees, and provides for the accommodation of new and emerging

research technologies. As such, the proposed uses are appropriate at the proposed location and the proposed development will be beneficial to the entire community.

5. **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 proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The project is requesting a deviation from the 30-foot height limit in the RS-1-7 residential zone (SDMC Table 131-04D and SDMC 131.0444(b) for the Salk Community Center Building. Strict adherence to this section of the Municipal Code would not be consistent with the existing buildings on the site that are part of the Historical Designation as Site No. 304 by the Historic Resources Board.

The proposed expansion of the Salk Institute campus is designed with the intention of meeting the goals envisioned by Jonas Salk and Louis Kahn's original Master Plan. The plan included a space for administrative needs, meeting rooms, an auditorium, and dining facilities, all of which will be provided for by the proposed Salk Community Center Building. However, the proposed Salk Community Center Building requires a deviation from the height restrictions in the RS-1-7 zone, this deviation is necessary to accomplish the project goals and realize the vision of the Kahn/Salk Master Plan, and allow the public benefits of the project.

Given that the site is a historically designated site, the proposed development is required to meet specific criteria that would be unable to be met with strict adherence to this municipal code section. Additionally, this building, and all others proposed in the Master Plan will comply with the City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505 and has been designed throughout to minimize its visual impact to the maximum extent feasible. The proposed project will be designed in conformance with applicable development regulations and the University Community Plan. The University Community Plan designates the project site for scientific research use. The proposed project is consistent with this land use recommendation and development standards in effect for the subject property pursuant to the adopted University Community Plan.

Site Development Permit - Section 126.0504

Findings for all Site Development Permits

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The

proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use and intensity. The University Community Plan (UCP) allocates a total of 500,000 square-feet of Scientific Research uses to the project site. The site is currently developed with 289,800 square-feet of Scientific Research uses. Since the Salk Institute was founded, there have been changes in the scientific research field, including the introduction of new technologies, the shifting demographics of the scientists themselves toward a younger and more gender-mixed population, and increases in the number of employees and support staff. The proposed project addresses the current inadequacies of the existing scientific research and support space at the Institute and the changing demographics and needs of the Institute scientists and employees, and provides for the accommodation of new and emerging research technologies. Therefore, the project will not adversely affect the adopted land use plan.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development has been designed and will be constructed to meet all applicable zoning codes, building, fire and other regulations applicable to this type of development as imposed by the City of San Diego, the State of California and all federal agencies. An Environmental Impact Report (EIR) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation Monitoring Reporting Program (MMRP) has been incorporated into the EIR and will be implemented in the following issue areas: Biological Resources, Historical Resources (Designated Site), Historical Resources (Archaeology), Noise, Paleontological Resources and Traffic. As such, the proposed development will not be detrimental to the public health, safety and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development complies with scientific research as designated within the University Community Plan. Further, the proposed development is consistent with the existing scale of the current buildings on the project site and is designed to minimize visual impacts by maintaining the spatial relationship between the buildings within the entire campus. The proposed development

is architecturally consistent in terms of style and materials with the existing buildings on site and also with the surrounding development and the adjoining community.

The proposed development generally has been designed to comply with the regulations of the Land Development Code, including requirements for setbacks, floor area ratio, street design, open space, grading, landscaping, parking, etc. and all other requirements of the development criteria for the above zones, as allowed through a Planned Development Permit. Implementation of the Salk project will require a deviation from the height restrictions of the base residential use zone RS-1-7 for the Salk Community Center, although the entire project is consistent with the Coastal Height Limit Overlay Zone. Upon the approval of such deviation, the project will fully comply with the regulations of the Land Development Code.

Supplemental Site Development Permit Findings--Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The project consists of a conservation easement on the entire south mesa of the project site to ensure that the Institute doesn't expand development into this area of the campus. This easement allows for minimal impacts to environmentally sensitive lands with the proposed development.

The proposed development would result in impacts to 0.08 acres of sensitive on-site vegetation, including 0.03 acre of maritime succulent scrub (Tier I), and 0.05 acres of Diegan coastal sage scrub (Tier II), in addition to 8.9 acres of impacts to graded and disturbed habitat that are not considered sensitive. These impacts are considered less than significant, in accordance with the requirements of the MSCP and the Biology Guidelines. The project would also conform to the MSCP Guidelines with regard to land use adjacency requirements. The proposed MHPA boundary line adjustment would result in dedication of a larger on-site biological open space easement than required to offset habitat removal. The proposed MHPA dedication area (Proposed Lot 3) contains sensitive native habitats. All direct impacts to sensitive species would be mitigated in accordance with the City's Biological Resources Guidelines and the MSCP. The proposed project impacts to habitat would be less than significant and none of the project features would directly impact any City wetlands or their buffers. As such, the proposed buildings are sited in an appropriate location that is best physically suitable for development.

2. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The project consists of a conservation easement on the entire south mesa of the project site to ensure that the Institute doesn't expand development into this area of the campus. This easement allows for minimal impacts to environmentally sensitive lands, natural land forms with the proposed development. The proposed buildings are sited in an appropriate location that will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The project consists of a conservation easement on the entire south mesa of the project site to ensure that the Institute doesn't expand development into this area of the campus. This easement allows for minimal impacts to environmentally sensitive lands with the proposed development. The proposed easement allows for more areas of existing habitat to remain on site. The site is located adjacent to the existing MHPA, and an MHPA boundary line adjustment is proposed to allow dedication of 1.27 acres of additional property into the MHPA to offset habitat impacts within the MHPA. In addition to increasing the size of the MHPA, this additional land area will help to prevent adverse edge effects on the adjacent MHPA areas. As such, the proposed buildings are sited in an appropriate location that is the least impact on adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. A MHPA boundary adjustment is proposed, as part of the proposed development, to allow for modification to the MHPA boundary line on-site to conserve sensitive biological resources. The adjustment will increase the size of the MHPA by 1.27 acres. The MHPA boundary line adjustment would improve the overall habitat function, wildlife movement, preserve configuration and management of the MHPA. The project would avoid or minimize all direct and indirect impacts to the MHPA through conformance to the City's MHPA Land Use Adjacency Guidelines. As such, the proposed development will be fully consistent with the City of San Diego's MSCP Subarea Plan.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development includes a large number of best management practices (BMPs) that will be implemented both pre-and post-construction. These include vegetated drainage swales and detention/desiltation basins provided on-site to reduce surface water runoff and velocities; which will ensure that water runoff will not increase downstream siltation or increase the amount of overall water runoff from the project that could cause beach sand erosion. As such, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. All mitigation measures identified within the Environmental Impact Report (EIR) have been incorporated into the permit conditions for the proposed development.

The proposed development's mitigation measures reduce the impact of the proposed project to below a level of significance in all areas except traffic, the impacts to which are considered to be cumulatively significant and unmitigable. With respect to traffic, the project applicant has agreed to mitigation that otherwise would be appropriate to reduce the project's impact to a level less than significant. However, because the I-5/Genesee interchange project is not formally funded, the City is not able to make this conclusion with regard to cumulative impacts. As such, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been incorporated into the permit conditions for the proposed development.

Supplemental Site Development Permit Findings—Historical Resources Deviation for in Substantial Alteration of a Designated Historical Resource or Within a Historical District

1. **There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use and intensity. The site is bound by single family residences to the south, Open Space to the north, the Pacific Ocean to the west and the University of Southern California – San Diego (UCSD) Campus to the east.

The Salk Institute was originally constructed in the early to mid-1960s and opened in 1965. Currently, approximately 18.4 acres of the site are developed with approximately 289,800 square-feet of Scientific Research and support facilities. The entire Salk Institute property has been determined to be eligible for the National Register of Historic Places (NRHP). In August 2005, the California State Historical Resources Commission (SHRC) concurred with neighbors of the Institute (La Jolla Farms Homeowners and Friends of Salk Canyon) who nominated the Institute for listing on the NRHP. On February 27, 1991, the San Diego Historic Sites Board voted to include the Salk Institute as Historic Site No. 304 in the San Diego Historical Resources Register on the basis of its association with Louis Kahn and Jonas Salk and for its "architectural significance".

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (Rehabilitation Standards) provide guidance for reviewing proposed work to historic properties. The proposed project is consistent with Rehabilitation Standards1, 3 through 8 and 10, but would not be entirely consistent with Rehabilitation Standards 2 and 9. In a September 2006 Historical Resources Board (HRB) Meeting, the board determined that elements of the proposed project would not be consistent with two of the Rehabilitation Standards due to impacts to historic landscaping and spatial relationships in the east parking lot.

A Mitigation/Monitoring Reporting Program (MMRP) has been established to reduce potential historical resource impacts related to spatial relationships and the east parking lot landscaping, associated with Rehabilitation Standards 2 and 9. Proposed mitigation consists of carefully removing all healthy Chinese Fringe trees within the existing east parking lot and replanting the trees as part of the landscaping for the proposed Torrey East Building. The landscape concept plan shall restore as much of the Institute's original perimeter plantings as possible. Final design of the Torrey East Building shall feature a ground-level, two-story transparent atrium space designed to permit limited visibility along the same axis as the courtyard of the original laboratory building. The proposed mitigation is the minimum potential impact to the historical resources on the site.

2. **The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant; and**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use and intensity. The site is bound by single family residences to the south, Open Space to the north, the Pacific Ocean to the west and the University of Southern California – San Diego (UCSD) Campus to the east.

A Mitigation/Monitoring Reporting Program (MMRP) has been established to reduce potential historical resource impacts related to spatial relationships and the east parking lot landscaping, associated with Rehabilitation Standards 2 and 9. Proposed mitigation consists of carefully removing all healthy Chinese Fringe trees within the existing east parking lot and replanting the trees as part of the landscaping for the proposed Torrey East Building. The landscape concept plan shall restore as much of the Institute's original perimeter plantings as possible. Final design of the Torrey East Building shall feature a ground-level, two-story transparent atrium space designed to permit limited visibility along the same axis as the courtyard of the original laboratory building. The proposed project mitigation measures incorporate the most feasible measures to reduce potential historical resource impacts related to spatial relationships and the east parking lot landscaping while allowing the proposed project to be built.

3. **The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the property.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use and intensity. The site is bound by single family residences to the south, Open Space to the north, the Pacific Ocean to the west and the University of Southern California – San Diego (UCSD) Campus to the east.

The University Community Plan (UCP) allocates a total of 500,000 square-feet of Scientific Research uses to the project site. The site is currently developed with 289,800 square-feet of Scientific Research uses. Since the Salk Institute was founded, there have been changes in the scientific research field, including the introduction of new technologies, the shifting

demographics of the scientists themselves toward a younger and more gender-mixed population, and increases in the number of employees and support staff. The proposed project addresses the current inadequacies of the existing scientific research and support space at the Institute and the changing demographics and needs of the Institute scientists and employees, and provides for the accommodation of new and emerging research technologies. If the Institute were not allowed to expand as proposed in this project, it would serve as an economic hardship to the Institute.

Coastal Development Permit - Section 126.0708

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed development does not encroach upon any existing physical access way that is legally used by the public or any existing physical access way that is legally used by the public. The proposed development would not encroach on any proposed public access way identified in the local coastal program land use plan.

No substantial view blockage would occur through a designated view corridor, the Pacific Ocean or scenic coastal areas due to the siting of the proposed buildings on the project site. The proposed Salk Community Center Building would encroach into certain long-range views of the ocean and the La Jolla coastline. The views from Torrey Pines Scenic Drive are not identified as a designated view corridor within the University Community Plan. Furthermore, the proposed project would remove existing visual clutter caused by the existing parking lot and lighting standards and would create a substantial view corridor atop the proposed underground parking garage. The proposed development creating this view corridor would be consistent with local and regional land use policies protecting views, including the policies of the University Community Plan and North City Local Coastal Program/Land Use Plan, as well as with the City's Progress Guide and General Plan. Therefore, the proposed development will enhance and protect public views to and along the ocean.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the

North City Local Coastal Program. The project consists of a conservation easement on the entire south mesa of the project site to ensure that the Institute doesn't expand development into this area of the campus. This easement allows for minimal impacts to environmentally sensitive lands with the proposed development.

The proposed development would result in impacts to 0.08 acres of sensitive on-site vegetation, including 0.03 acre of maritime succulent scrub (Tier I), and 0.05 acres of Diegan coastal sage scrub (Tier II), in addition to 8.9 acres of impacts to graded and disturbed habitat that are not considered sensitive. These impacts are considered less than significant, in accordance with the requirements of the MSCP and the Biology Guidelines. The project would also conform to the MSCP Guidelines with regard to land use adjacency requirements. The proposed MHPA boundary line adjustment would result in dedication of a larger on-site biological open space easement than required to offset habitat removal. The proposed MHPA dedication area (Proposed Lot 3) contains sensitive native habitats. All direct impacts to sensitive species would be mitigated in accordance with the City's Biological Resources Guidelines and the MSCP. The proposed project impacts to habitat would be less than significant and none of the project features would directly impact any City wetlands or their buffers. As such, the proposed buildings are sited in an appropriate location that is best physically suitable for development and will not adversely impact environmentally sensitive lands.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The proposed project is located in the Torrey Pines Subarea of the University Community Plan, and is designated for Scientific Research uses. The Development Intensity Element of the University Community Plan identifies that this site is able to develop up to 500,000 square feet of Scientific Research uses. The proposed project is consistent with the use and intensity. The University Community Plan (UCP) allocates a total of 500,000 square-feet of Scientific Research uses to the project site. The site is currently developed with 289,800 square-feet of Scientific Research uses. The proposed development is in conformance with the policies of the University Community Plan and North City Local Coastal Program/Land Use Plan. The project implements the goals and policies of these policy documents by proposing to expand the Institute's scientific research space in a manner that balances the sensitive natural and on-site historic resources with the Institute's expanding research needs. Therefore, the project is in conformity with the certified coastal program land use plan.

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

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The western property line of the Salk Institute site is approximately 1200 feet from the shoreline of the Pacific Ocean. The first public roadway adjacent to this property is located along North Torrey Pines Road. The first public roadway from the Pacific Ocean is North Torrey Pines Road. There will not be impacts to public parking because the proposed development would provide the required off-street parking spaces. The project is surrounded by development to the east and south, with city owned park land to the north of the project site. The proposed coastal development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

EASEMENT ABANDONMENT FINDINGS 125.1040

1. **There is no present or prospective public 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.**

   The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. In 2007, the City of San Diego completed construction of a pump station in the southwest corner of the south mesa of the Institute property. As a part of constructing that pump station, the City of San Diego abandoned certain pre-existing sewer facilities on the property. The Salk Institute is requesting abandonment of the easements related to such pre-existing sewer facilities. There is no present or prospective public use for such sewer easements, since the facilities for which they were originally acquired are now abandoned. There is no other public use of a like nature that can be anticipated for such easements on the project site.

2. **The public will benefit from the action through improved utilization of the land made available by the abandonment.**

   The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The land encumbered by the abandoned sewer easements lies in areas of the project site that are not proposed to be developed, namely setback areas and at the corner of North Torrey Pines Road and Salk Institute Drive. As such, there is no impact on the public's use of the land made available by abandoning the easements, and the public will benefit from the abandonment of the sewer easement through

improved utilization of the land by the proposed development to expand the Salk Institute Campus.

3. **The abandonment is consistent with any applicable land use plan.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. The proposed abandonment of the sewer easements and use of the property is consistent with the City of San Diego Progress Guide and General Plan, the University Community Plan and the North City Local Coastal Program/Land Use Plan as the proposed development and its implementation is also consistent with these adopted policies.

4. **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the abandonment or the purpose for which the easement was acquired no longer exists.**

The proposed development is to demolish 29,000 square feet of existing buildings and construct an additional 215,200 square feet of Laboratory and Research and Development (R&D), for a total build out of 476,000 square feet, on an existing 26.34 acre site. The project site is located at 10010 North Torrey Pines Road, southwest corner of North Torrey Pines Road and Torrey Pines Scenic Drive, within the University Community Plan and the North City Local Coastal Program. In 2007, the City of San Diego completed construction of a pump station in the southwest corner of the south mesa of the Institute property. As a part of constructing that pump station, the City of San Diego abandoned certain pre-existing sewer facilities on the property. The Salk Institute is requesting abandonment of the easements related to such pre-existing sewer facilities. There is no present or prospective public use for such sewer easements, since the facilities for which they were originally acquired are now abandoned. As such, the purpose for which the easements were acquired no longer exists.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Easement Abandonment No. 130269, Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, is hereby GRANTED by the City Council, to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 126996, 127002, 561577 and 130269, a copy of which is attached hereto and made a part hereof.

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Laura C. Black
Development Project Manager
Development Services

Adopted on: September 4, 2008

Job Order No. 42-3122

cc: Legislative Recorder, Development Services Department

000883

RESOLUTION NO. 2007-0081 ALUC

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF NEW STRUCTURES FOR RESEARCH AND RELATED ACTIVITIES, CHILDCARE FACILITIES, AND HOUSING AT THE SALK INSTITUTE, 10010 NORTH TORREY PINES ROAD, CITY OF SAN DIEGO, IS CONSISTENT WITH THE ADOPTED MARINE CORPS AIR STATION (MCAS) MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP).

WHEREAS, the Board, acting in its capacity as the Airport Land Use Commission for San Diego County, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of New Structures for Research and Related Activities, Childcare Facilities, and Housing at the Salk Institute, 10010 North Torrey Pines Road, City of San Diego, which is located within the Airport Influence Area (AIA) for the Marine Corps Air Station Miramar (MCAS Miramar) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1977and amended in 1990, 1992, and October 2004; and

WHEREAS, the site plans for the proposed project indicate that it would involve the construction of new facilities for research and related activities, maintenance, short- and mid-term housing, childcare, and parking; and

WHEREAS, the proposed project would be located outside the 60 decibel (dB) Community Noise Equivalent Level (CNEL) noise contours for MCAS Miramar, and the MCAS Miramar ALUCP identifies new research and development, preschools, and residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses; and

WHEREAS the proposed project is not located within the APZ of MCAS Miramar; and

WHEREAS, the maximum project height of 30 feet does not require review by the FAA; and

WHEREAS, the United States Marine Corps (USMC) has reviewed the project and determined that the project is consistent with the Air Installations Compatible Use Zones (AICUZ) land use compatibility guidelines for MCAS Miramar operations; and

WHEREAS, this Board has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the Board has provided an opportunity for the City of San Diego, the United States Marine Corps, and interested members of the public to present information regarding this matter;

NOW THEREFORE BE IT RESOLVED, that the Board, serving as the ALUC for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, determines that the proposed project: Construction of New Structures for Research and Related Activities, Childcare Facilities, and Housing at the Salk Institute, 10010 North Torrey Pines Road, City of San Diego, is consistent with the MCAS Miramar ALUCP, which was adopted in 1977 and amended in 1990, 1992, and 2004, based upon the following facts and findings:

(1) The proposed project involves the phased construction of new research laboratories, maintenance facilities, a childcare facility, short and mid-term housing, underground parking facilities, and a campus center for offices, dining, and an auditorium.

(2) The proposed project is located outside the 60 dB CNEL noise contours for MCAS Miramar. The MCAS Miramar ALUCP identifies research, housing, and preschool uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

(3) The maximum project height of 30 feet does not require review by the FAA.

(4) The proposed project is located outside the APZ for MCAS Miramar.

(5) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.

BE IT FUTHER RESOLVED, that this Board action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

000885

PASSED, ADOPTED AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 4th day of October, 2007, by the following vote:

AYES:	Board Members:	Bersin, Boland, Desmond, Finnila, Miller, Panknin, Watkins, Zettel
NOES:	Board Members:	None
ABSENT:	Board Members:	Young

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

000886

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name :	Project Number	Distribution Date
Salk Institute	44675	1/29/07

Project Scope : UNIVERSITY JO#42-3122. (PROCESS 5) PDP, Easement Abandonment, MHPA Boundary Adjustment, Vesting Tentative Map to create four lots, CDP, SDP and CUP to amend CDP/HRP/CUP 90-1140 to construct an additional 239,182 sq ft of laboratory, ~~residential quarters and day care buildings~~ at 10010 North Torrey Pines Road in the RS-1-7 Zone within the University Community Plan. Coastal Overlay (appealable), Coastal Ht Limit, CPIOZ (Area A), First Public Roadway. Council District 1. Notice Cards=3.

omitted from Project Scope

Project Location
10010 North Torrey Pines road

Applicant Name:	Applicant Phone No.
Randi Coopersmith	(858)751-0633

Related Projects

Project Manager	Phone Number	Fax Number	E-mail Address
Laura Black	(619) 446-5112	(619) 446-5245	lblack@sandiego.gov

Community Plan	Council District

Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR

Committee Recommendations (To be completed for Initial Review):

☒ Vote to Approve	Members Yes 13	Members No 0	Members Abstain 0
☐ Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Deny	Members Yes	Members No	Members Abstain
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			☐ Continued

CONDITIONS: Enthusiastically Support

NAME Patricia A. Wilson	TITLE Secretary, UCPG
SIGNATURE Patricia A. Wilson	DATE 7/8/08

Attach Additional Pages If Necessary.

Please Return Within 30 Days of Distribution of Project Plans To:
Project Management Division
City Of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.
To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).

000887

ATTACHMENT 16

City of San Diego
Development Services
Division Name
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

Ownership Disclosure Statement

Project Title
Salk Institute

Project No. *For City Use Only*
44675

Project Address:
10010 North Torrey Pines Road

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

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ **Yes** ☒ **No**

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

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

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

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Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

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

ATTACHMENT 16

U-6823

Project Title: Salk Institute

Project No. *(For City Use Only)*

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

Legal Status (please check):

☒ Corporation (☐ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. 95-2160097

Not For Profit

☐ Partnership

Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☐ **Yes** ☐ **No**

Corporate/Partnership Name (type or print):
The Salk Institute
☐ Owner ☐ Tenant/Lessee
Street Address:
10010 North Torrey Pines Road
City/State/Zip:
San Diego, CA 92037
Phone No: (858) 453-4100 Fax No: (858) 453-6729
Name of Corporate Officer/Partner (type or print):
Garry Van Gerpen
Title (type or print):
Director of Facilities Services
Signature: Date: 06.29.04

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

000889 **ATTACHMENT 16**

Leadership - Management Tea

- About the Salk Institute
- Leadership
- Management Team
- Board of Trustees
- Academic Council
- Nonresident Fellows
- History of the Salk
- The Salk Campus
- Administrative Departments
- Contact Us
- About Jonas Salk
- Faculty and Research
- News and Communications
- Supporting the Salk
- Scientific Seminars
- Conferences
- Events
- Careers and Training
- Alumni
- Education and Outreach
- Technology Transfer

Roger Guillemin, M.D., Ph.D.
Interim President
guillemin@salk.edu

Marsha A. Chandler, Ph.D.
Executive Vice President
mchandler@salk.edu

Jennefer Collins
Vice President, Academic & Administrative Services
jcollins@salk.edu

Rebecca Newman
Vice President, Development
rnewman@salk.edu

Garry Van Gerpen
Vice President, Scientific Services
vangerpen@salk.edu

Kim E. Witmer
Sr. Vice President, Chief Financial Officer
witmer@salk.edu

000890

ATTACHMENT 16

Leadership - Board of Trustees

The Board of Trustees is composed of proven leaders from the world's business profit communities who bring a range of skills and perspectives to the Institute. committed to science, innovation, high-quality research, and support the Institut Trustees are charged with monitoring Institute operations to ensure the organiza its scientific and training efforts, while operating in a financially responsible ma

- About the Salk Institute
- Leadership
- Management Team
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- Academic Council
- Nonresident Fellows
- History of the Salk
- The Salk Campus
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- Contact Us
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- Faculty and Research
- News and Communications
- Supporting the

John Adler
President
Adler Foundation, Inc.
Connecticut

Steven R. Altman
President
QUALCOMM Incorporated
California

Charles H. Brandes
Chairman
Brandes Investment Partners L.P.
California

Kim Campbell
Former Prime Minister of Canada
California

Linda C. Chester
Owner
Linda Chester Literary Agency
New York

Theodore J. Cranston
Partner
DLA Piper Rudnick Gray Cary US LLP
California

Gerald Fink, Ph.D.
American Cancer Society Professor of Genetics
Member, Whitehead Institute, M.I.T.
Massachusetts

Richard J. Freeman (Vice Chair)
President and Chief Operating Officer

Howard H. Newman, Ph.D.
President and Chief Executiv
Pine Brook Road Partners, LI
New York

Joseph P. Noel, Ph.D. (Chai Faculty)
Professor
Chemical Biology and Proteo Laboratory
Salk Institute
California

Frederik Paulsen, Ph.D.
Chairman
Ferring SA
Switzerland

Caryl Philips
President
Jesse & Caryl Philips Founda
Ohio

Ernest S. Rady
Founder and Chairman of the
American Assets, Inc.
California

Darlene Marcos Shiley
California

Jerre L. Stead
Chairman and Chief Executiv
IHS Inc.
Arizona

000891

ATTACHMENT 16

Salk
- Scientific Seminars
- Conferences
- Events
- Careers and Training
- Alumni
- Education and Outreach
- Technology Transfer
-

San Diego Padres, PETCO Park
California

Roger Guillemin M.D., Ph.D.
Nobel Laureate, Distinguished Professor
Interim President
Salk Institute
California

Richard C. Helmstetter
Former President
Callaway Golf Company
California

Jennifer L. Howse, Ph.D.
President, March of Dimes Birth Defects Foundation
New York

Irwin Mark Jacobs, Sc.D. (Chair)
Chairman
QUALCOMM Incorporated
California

Nancy Lukitsh
Massachusetts

Corinne Mentzelopoulos
Chairman and Chief Executive Officer
Château Margaux
France

David M. Stone
Chairman
Western National Group
California

Inder Verma, Ph.D.
Professor, Laboratory of Gen
Salk Institute
California

Theodore W. Waitt (Vice C
Chairman, Avalon Capital Gr
and The Waitt Family Found
California

Harvey P. White
Chairman
(SHW)2 Enterprises
California

Marna C. Whittington, Ph.I
Chief Executive Officer
Nicholas-Applegate Capital M
California

John A. T. Young, Ph.D.
Professor, Infectious Disease
Salk Institute
California

DEVELOPMENT SERVICES

Project Chronology

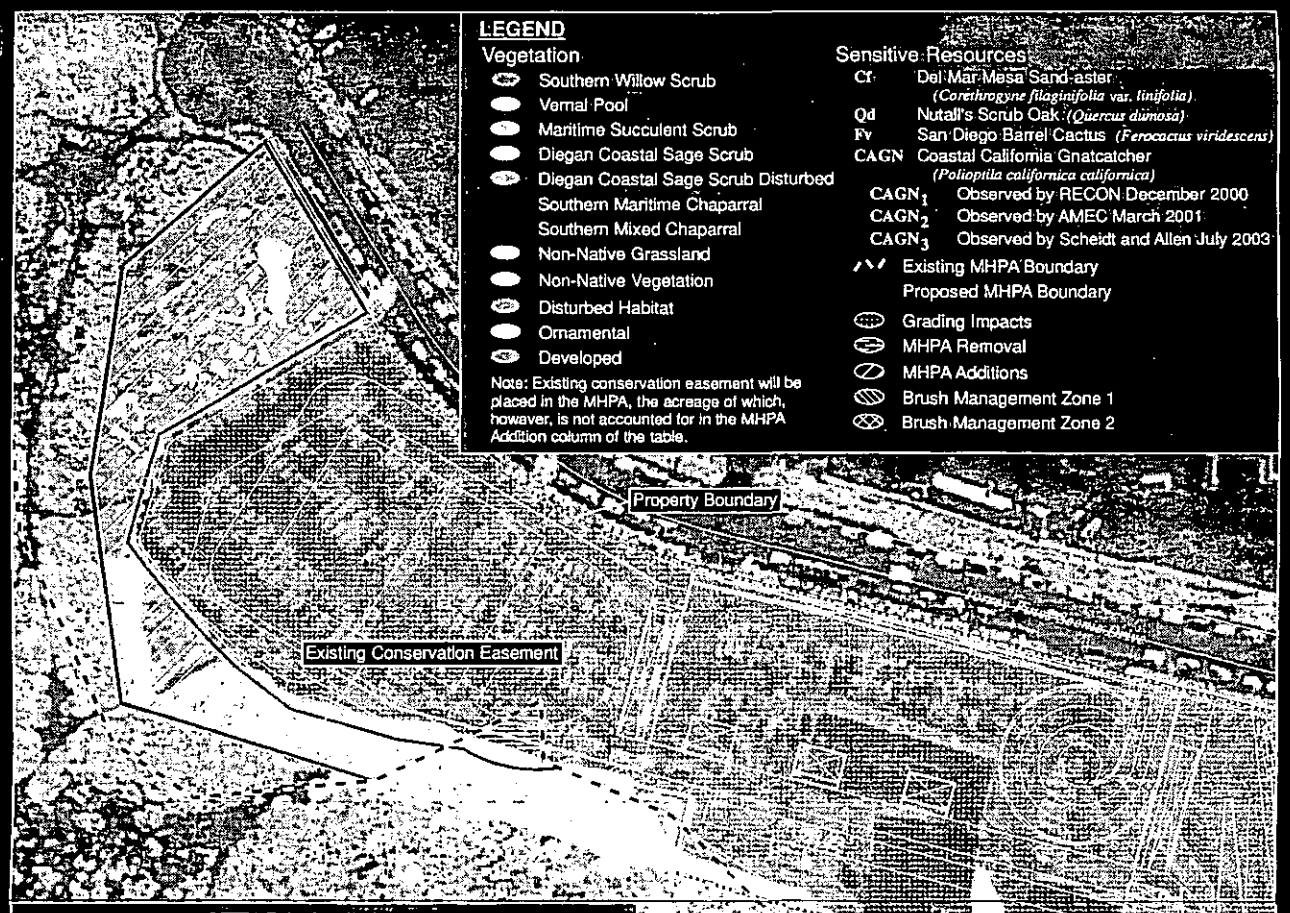
SALK INSTITUTE - PROJECT NO. 44675

Date	Action	Description	City Review Time	Applicant Response
08/10/04	**First Submittal**	**Project Deemed Complete**		
09/28/04	First Assessment Letter		49 days	
02/08/05	Second Submittal			133 days
07/17/05	Second Review Complete/Second Assessment Letter		160 days	
10/06/05	Third Submittal			81 days
12/05/05	Third Review Complete/Third Assessment Letter		60 days	
04/28/06	Fourth Submittal			144 days
05/22/06	Fourth Review Complete/Fourth Assessment Letter		24 days	
07/26/06	Fifth Submittal			65 days
08/28/06	Fifth Review Complete/Fifth Assessment Letter		33 days	
01/26/07	Sixth Submittal			151 days
02/23/07	Sixth Review Complete/Sixth Assessment Letter		28 days	
05/10/07	Seventh Submittal			76 days
06/19/07	Seventh Review Complete/Seventh Assessment Letter		40 days	
04/21/08**	Eighth Submittal			307 days
05/29/08	Eighth Review Complete/Eighth Assessment Letter		38 days	
06/23/08	Final EIR			
07/08/08	Ninth Submittal			40 days
07/21/08	Reviews Complete		13 days	

07/24/08	Historic Resources Board Meeting		3 days	
09/04/08	Planning Commission		26 days	
TOTAL STAFF TIME*			**474 days = 1 year, 3 months and 19 days**	
TOTAL APPLICANT TIME*				**997 days = 2 years, 8 months and 27 days**
TOTAL PROJECT RUNNING TIME*	From Deemed Complete to Hearing Officer		**1471 days = 4 years and 11 days**	

*Based on 30 days equals to one month.

** On April 17, 2008, Judge Brewster order the Salk Institute exempt from the Decision and Injunction issues in the case *Southwest Center for Biological Diversity v. Jim Bartel, et al. Case No. 98-CV-2234-B(JMA)* and that the Salk application for entitlements may be processed and may proceed to public hearings at the City of San Diego.



MHPA Boundary Adjustment

Vegetation Community	Tier	MHPA Addition (acres)	MHPA Removal (acres)	Net
Vernal Pool		0.09	0.00	+0.09
Maritime Succulent Scrub	I	0.23	0.02	+0.21
Diegan Coastal Sage Scrub (incl. Disturbed)	II	0.94	0.00	+0.94
Disturbed Habitat	IV	0.06	0.01	+0.05
Developed		0.00	0.02	-0.02
Total		1.32	0.05	+1.27

MHPA Boundary Adjustment

SALK INSTITUTE

Figure 5.3-3

HELIX

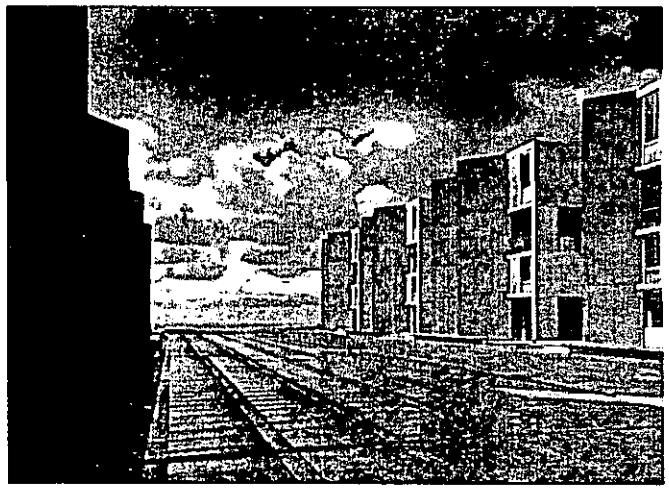
THE SALK INSTITUTE FOR BIOLOGICAL STUDIES

SAN DIEGO CITY COUNCIL
OCTOBER 21, 2008

"However long we live, our lives are but
a brief moment in the trajectory from the
past into the future.
Nevertheless, it is long enough to make
a difference, for better or for worse, in
our lives and in the lives of others,
both in our time and beyond."

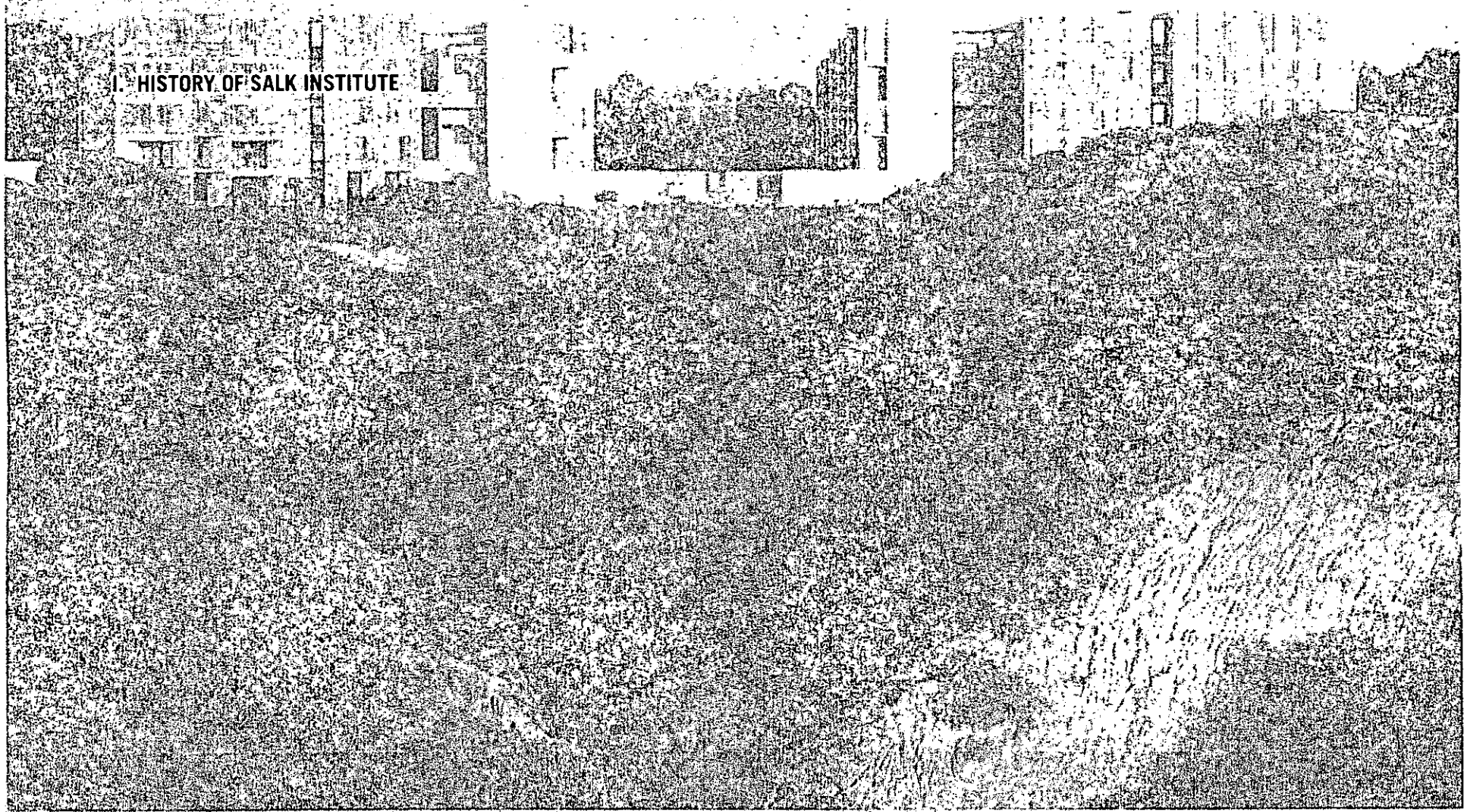
-Dr. Jonas Salk

MASTER PLAN UPDATE



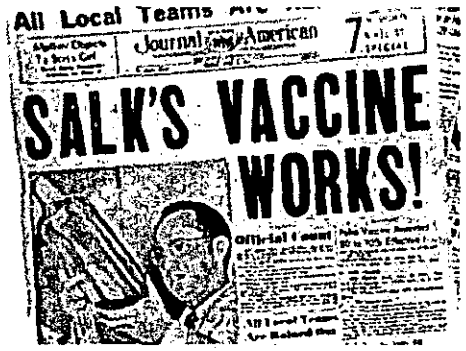


I. HISTORY OF SALK INSTITUTE



I. HISTORY OF SALK

50 YEARS AGO, polio vaccine pioneer Jonas Salk had a vision- to create a crucible of creativity where the brightest minds in the world could converge to pursue fundamental questions about biology for the betterment of humanity.


All Local Teams
Journal-American
SALK'S VACCINE WORKS!





VISION

PRINCIPLES OF THE 1962 MASTER PLAN

1. A "crucible for creativity;" a center for world class science.

2. Advance and disseminate knowledge relevant to the health and well-being of humanity.

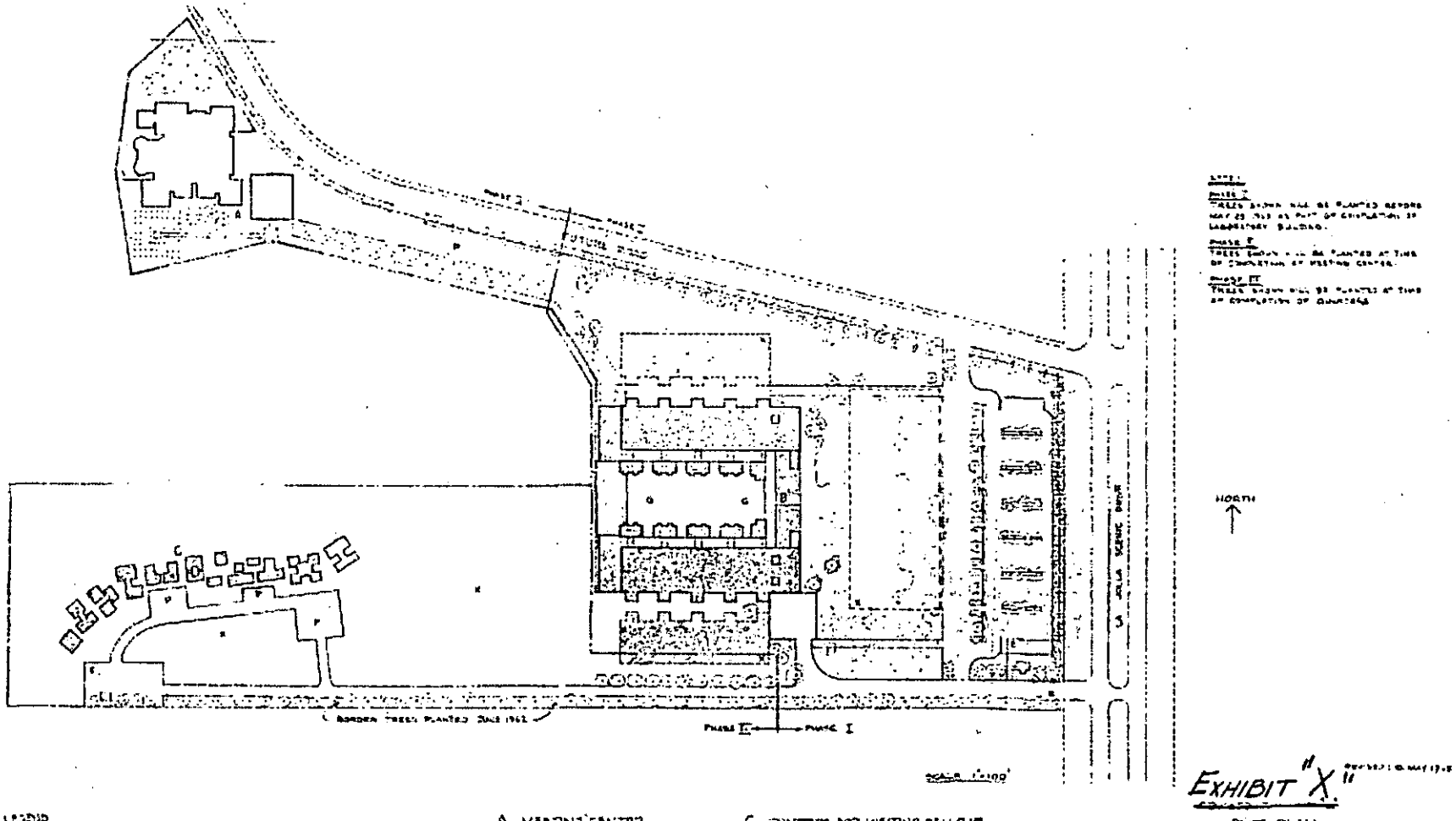
3. A campus that serves as a community unto itself.

4. Establish design principles that take advantage of the natural characteristics of the site and surroundings.

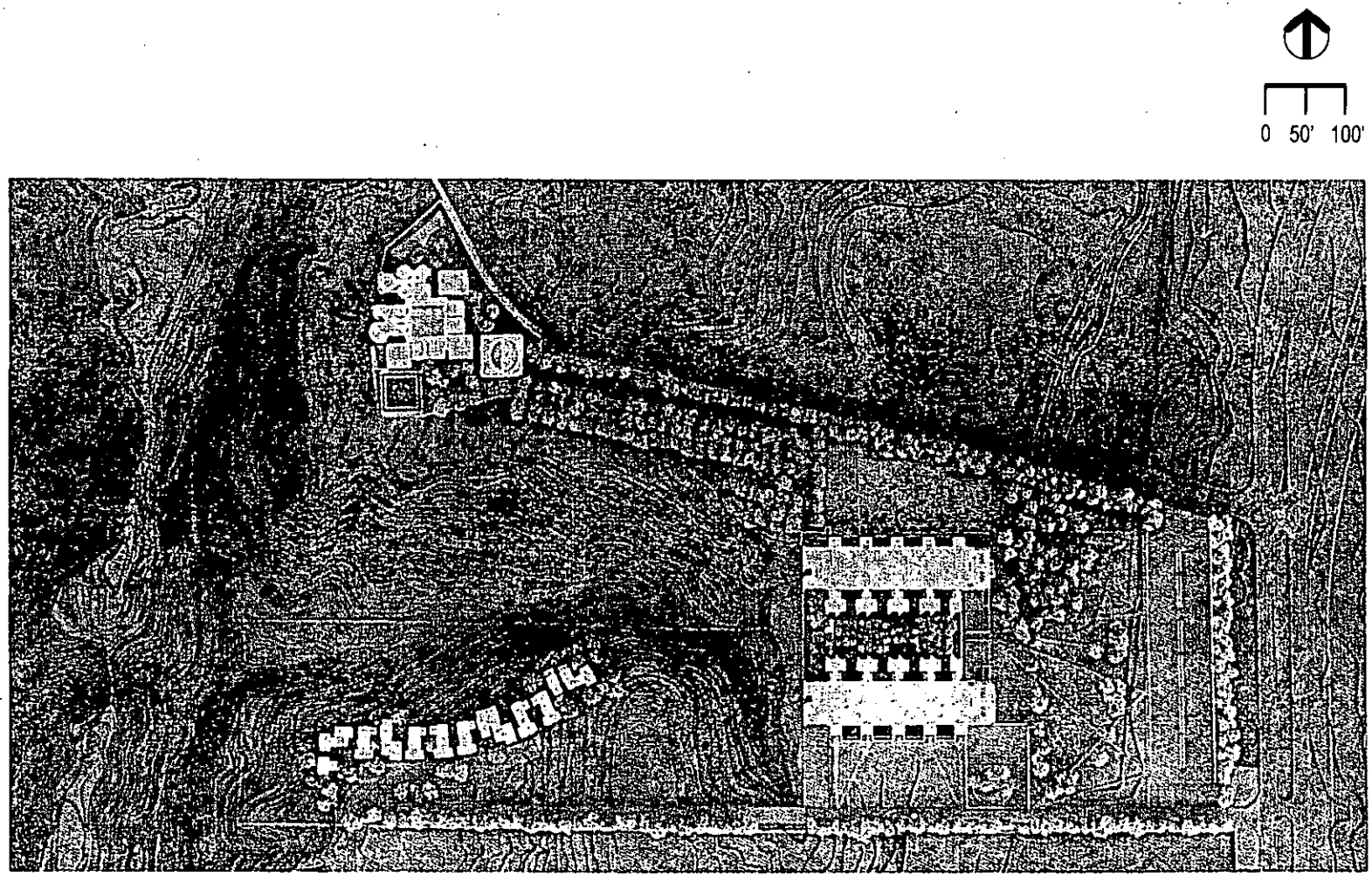
5. Daylight and natural ventilation in all parts of the campus, including laboratories, studies, and shops.

6. Maintain a balance between landscape and buildings.

EXHIBIT X, 1962



KAHN/SALK MASTERPLAN, 1962



“evolution is a process without end.

We are not only a product

of this process,

but we have to become instruments

of it as well.”

-Dr. Jonas Salk



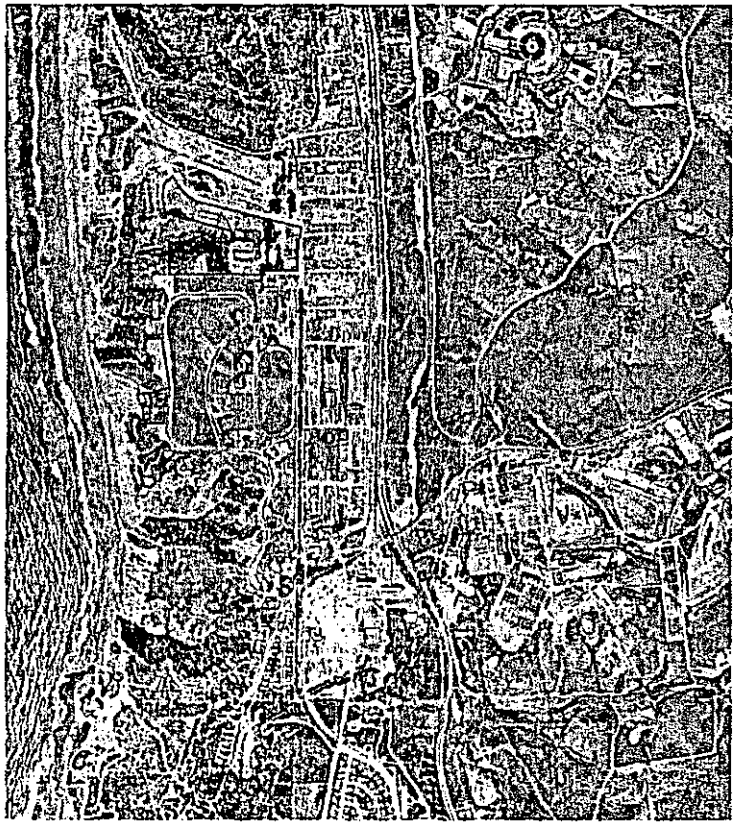
EVOLUTION AT SALK

Science Has Evolved.....

1. Large, expensive equipment
2. More collaborations
3. Core facilities
4. Need for new more flexible lab configurations
5. Academia competes with Biotechs and Pharma for PhD's

CIRCUMSTANCES HAVE CHANGED

Salk is no longer an entity unto itself - it is surrounded by UCSD and other non-profit research institutions and has been the founding contributor to a thriving bio-research industry.

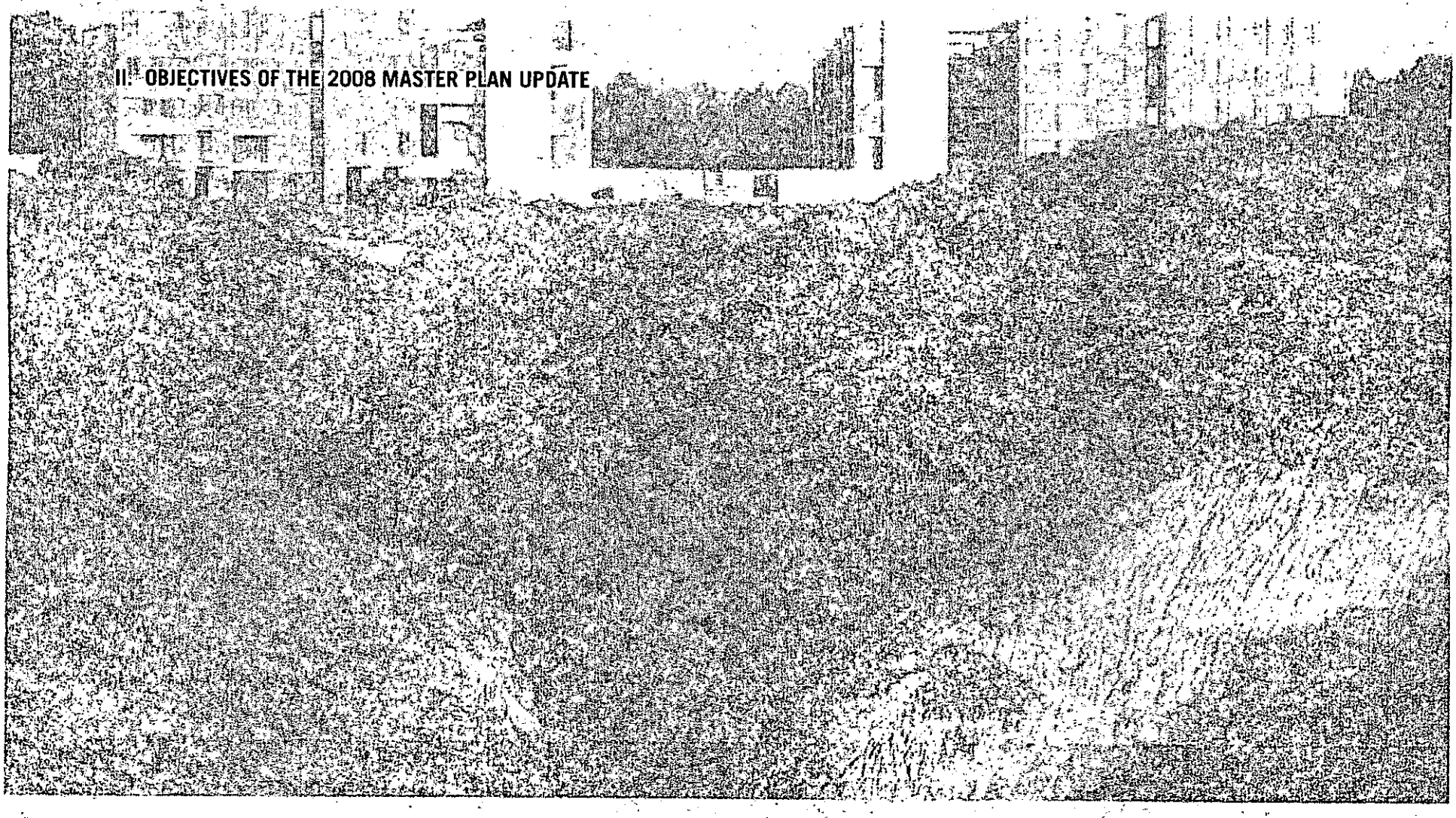


1964



2007

II. OBJECTIVES OF THE 2008 MASTER PLAN UPDATE



OBJECTIVES OF THE 2008 MASTER PLAN UPDATE

- **COMPLY WITH PLANNING REGULATIONS**
  - To provide a long term plan to ensure the Institute's ability to thrive as one of the world's premier, independent research institutes and continue to advance discovery that improves the human condition
  - To provide the Institute a mechanism to pursue its development potential allowed in the currently approved University Community Plan
  - To develop a plan that is consistent with Jonas Salk's original vision for the research institute property and the City approved 1961 Master Plan
  - To develop a plan that is consistent with the primary goals and objectives of the University Community Plan and the North City Local Coastal Program
- **RESPECT ARCHITECTURAL, HISTORIC AND ENVIRONMENTAL CONTEXT**
  - To provide a means to monitor and continue to be responsible stewards to existing and nearby resources (historic, environmental, and neighbors)
  - To provide the much needed expansion of scientific research space
  - To maintain the western view to the Pacific Ocean from the iconic courtyard
  - Enhance and expand environmental protection for biologically sensitive areas on site by adding land to the City's MHPA
  - To honor the relationship between the environment and the built portions of the campus

SALK INSTITUTE 2008 MASTER PLAN UPDATE

- **PROJECT BENEFITS**
  - Proposed LEED registered/green project
  - Master Plan defines criteria/process for buildout of the Salk Campus
  - Architectural and Landscape Design Guidelines provide specificity for design criterion and processes
  - Preserves/enhances view from the iconic courtyard
  - Enhances coastal view across the North Peninsula to the southwest
  - Preserves over 8 acres of the campus in conservation easements on the North and South Peninsulas
  - Removal of "temporary buildings" from the North Peninsula and the East Mesa
  - Reinforced/enhance the eucalyptus grove, re-establish the original perimeter landscape
  - Eliminates impervious surface parking areas/introduces pervious landscaped/hardscaped areas
  - Implements subterranean/structured parking

SUSTAINABLE DESIGN OBJECTIVES/LEED CERTIFICATION

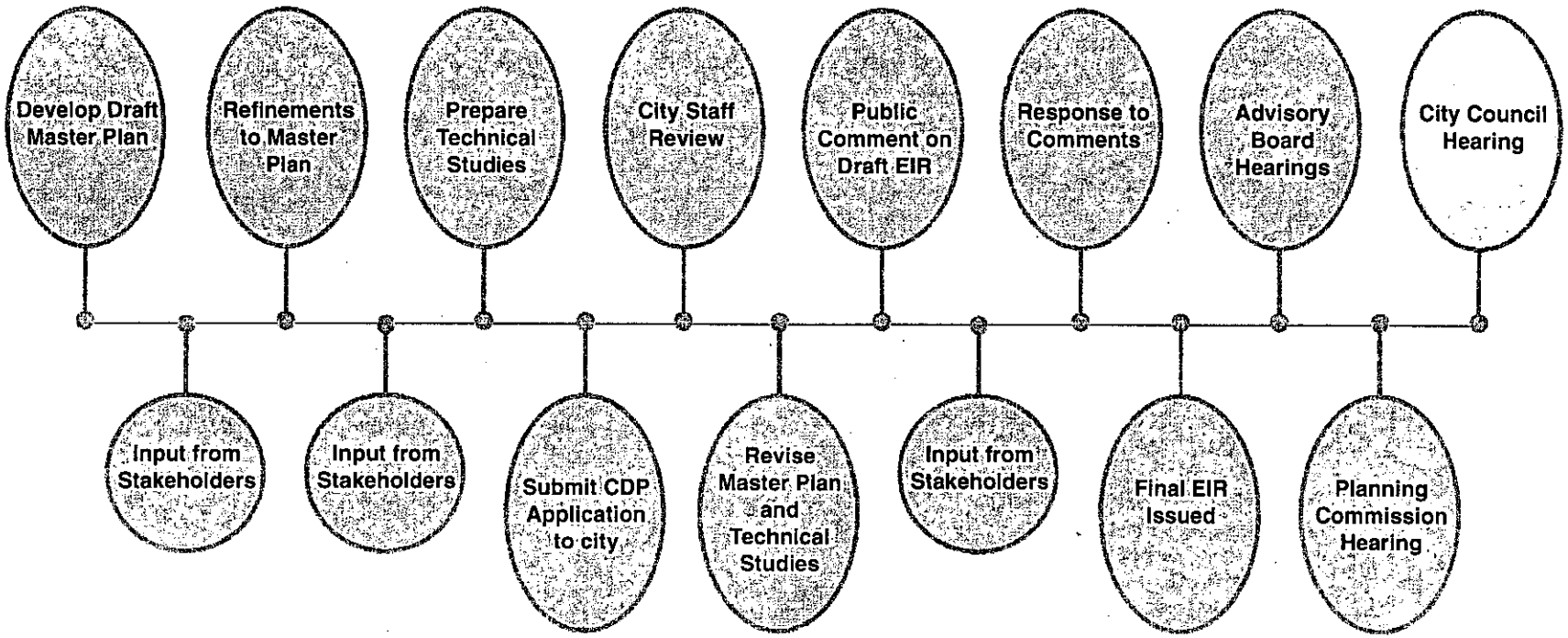
- All proposed building construction and landscape development will be designed to meet or exceed LEED standards
- SUSTAINABLE SITE FEATURES
  - Create and implement an erosion and sedimentation control plan for all construction activities
  - Propose new development in previously disturbed sites (Salk Community Center and Torrey East Building will be built on existing parking areas)
  - Conserve existing natural areas: over 8 acres dedicated as conservation easement areas
  - Projects are located within 1/4 mile of existing accessible bus line
  - Maintain campus Ride-Share Program
  - Reduced heat island effect by replacing surface parking with underground parking structures for 1064 cars
  - Reduce pollution by providing bicycle storage, carpool and vanpool parking spaces
  - Install reflective roofing systems
  - Manage storm water runoff
- WATER EFFICIENCY
  - Plant native and drought-resistant landscape
- ENERGY AND ATMOSPHERE
  - Establish minimum level of energy efficiency for the proposed buildings and systems
  - Reduce ozone depletion by not using CFC-based refrigerants in mechanical systems
- MATERIALS AND RESOURCES
  - Provide areas for storage and collection of recyclables
  - Manage and divert constuction waste
  - Specify materials that are regional, recycled and rapidly renewable where possible

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

- Take advantage of coastal climate through use of daylighting strategies
- Locate all above grade buildings substantially separated from Salk/Kahn laboratory building
- Protect iconic courtyard view
- Maximize appreciation of horizon along Torrey Pines Scenic Drive
- Reference Salk family of color and materials
- Use materials sensitive to local ecology and provide healthy environments
- Lighting shall be shielded away from all natural habitats, adjacent properties and the MHPA
- Relocate existing Chinese Fringe Trees
- Densify the existing historic grove of Eucalyptus trees
- Re-establish the historic border of Red Flame Eucalyptus trees
- Preserve and maintain the existing historic citrus groves
- Create an environmentally responsible landscape strategy for water usage by using a drought tolerant plant palette
- Use a water-conserving and environmentally friendly irrigation system
- Minimizd amount of runoff into adjacent, non-irrigated areas
- Provide a rock-lines, vegetated bio-swale
- Specify native, non-invasive plant species

III. PROCESS

PROCESS


Develop Draft Master Plan
Refinements to Master Plan
Prepare Technical Studies
City Staff Review
Public Comment on Draft EIR
Response to Comments
Advisory Board Hearings
City Council Hearing
Input from Stakeholders
Input from Stakeholders
Submit CDP Application to city
Revise Master Plan and Technical Studies
Input from Stakeholders
Final EIR Issued
Planning Commission Hearing

STAKEHOLDER/INTEREST GROUP OUTREACH

Process committed to public outreach spanned 4 years and over 70 meetings

- **NEIGHBORHOOD GROUPS**
  - University Community Planning Group
  - La Jolla Farm owners
- **ARCHITECTURAL AND DESIGN COMMUNITY**
  - Design Assist Subcommittee/City Historic Resources Board
  - State Historic Resources Commission
  - American Institute of Architects (AIA)
  - Council of Design Professionals
  - C3
  - SOHO
- **SCIENTIFIC COMMUNITY**
  - UCSD Connect
  - BioComm
- **DEVELOPMENT COMMUNITY**
  - San Diego Economic Development Corporation
  - Greater San Diego Regional Chamber of Commerce
  - City's Economic Development Department
- ENVIRONMENTAL AGENCIES/INTEREST GROUPS
  - Californian Department of Fish and Game
  - Federal Fish and Wildlife Service
  - Endangered Habitat League
  - Audobon Society Sierra Club
  - Friends of Salk Canyon

Resulted in: Unanimous approval/enthusiastic support from UCPG (13-0 vote)
Vote to recommend approval by City Historic Resources Board
City of San Diego Planning Commission recommendation for approval (9.4.08)

STAKEHOLDER INPUT AND MODIFICATIONS TO DATE

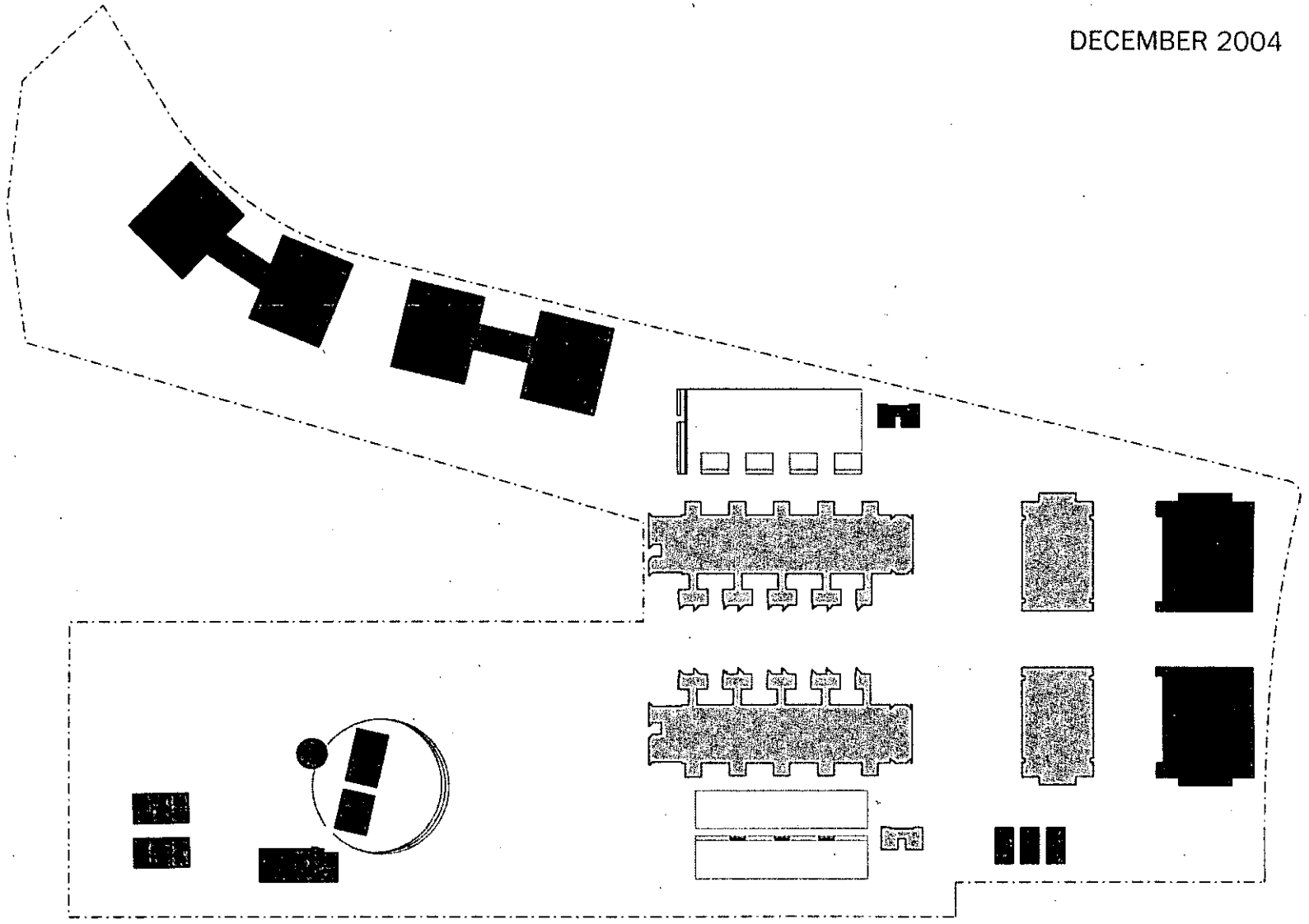
- Consolidated Northwest building massing to preserve views and preserve biological resources (vernal pools)
- Minimized profile of above-grade components of Core Facility
- Re-designed Torrey East Building in response to architectural and historic input
- Refined and added specificity to Architectural and Landscape Design Guidelines
- Reinforced/enhanced the eucalyptus grove
- Re-established the original, south perimeter landscape
- Preserved of the westerly view from courtyard as framed by the buildings
- Eliminated development from the south peninsula

REFINEMENTS TO THE DESIGN GUIDELINES

- Added Secretary of Interior Standards (Section 1)
- Added Historic Resource Analysis and the Historic Landscape Analysis as an attachments to the Design Guidelines (Tab 11)
- Added Goals and Objectives to protect and preserve architectually significant buildings and landscape Sections 1, 5, and 6)
- Added discussion of extant historic landscape elements, including Chinese Fringe trees, citrus grove and eucalyptus grove (Section 6)
- Added notes to the CDP Drawings to ensure the citrus grove will be maintained (Sheet L5)
- Removed reference to a sculpture or other standing vertical element at the west side of Torrey East Building (Section 6)

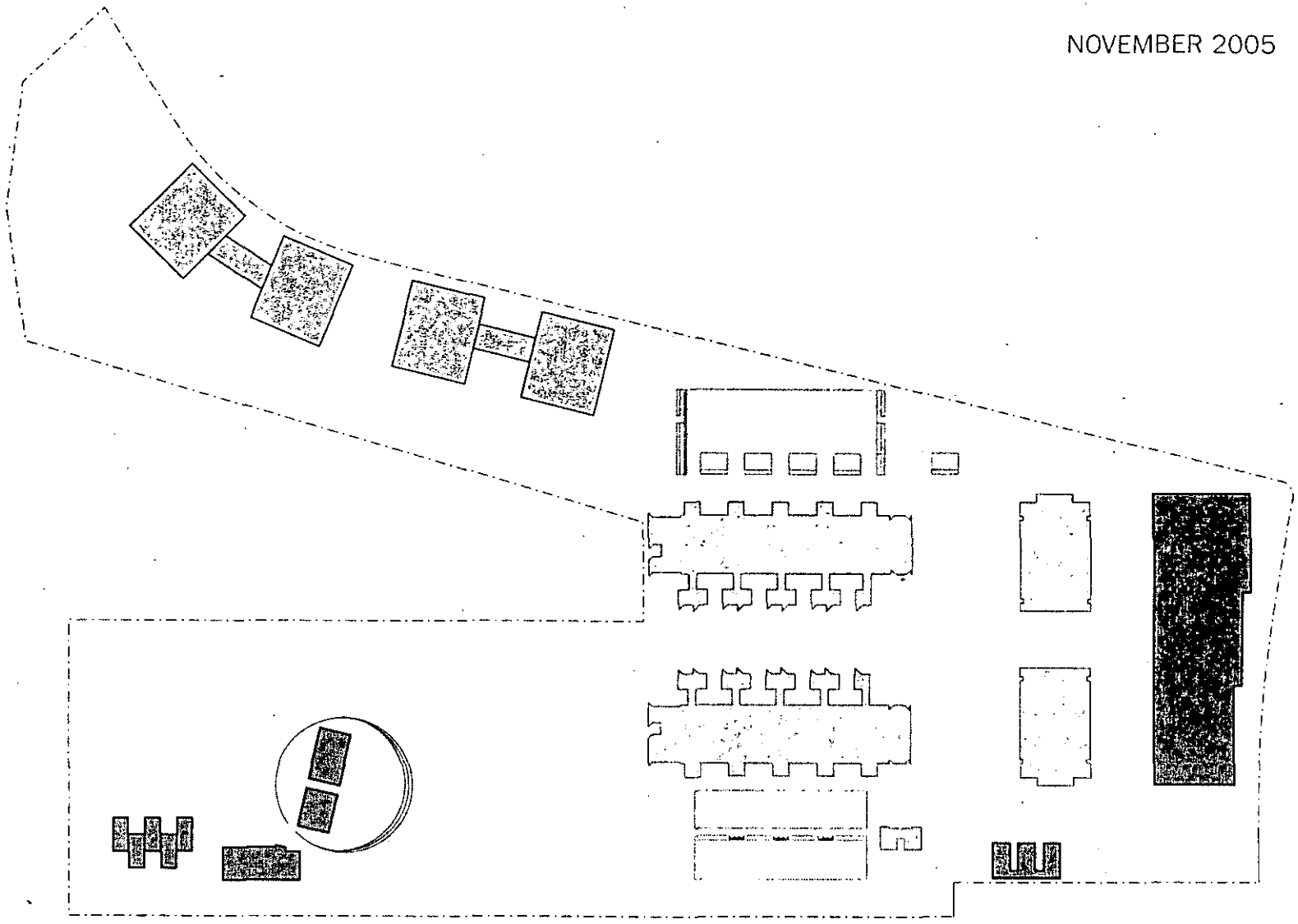
MASTER PLAN DESIGN PROGRESSION

DECEMBER 2004



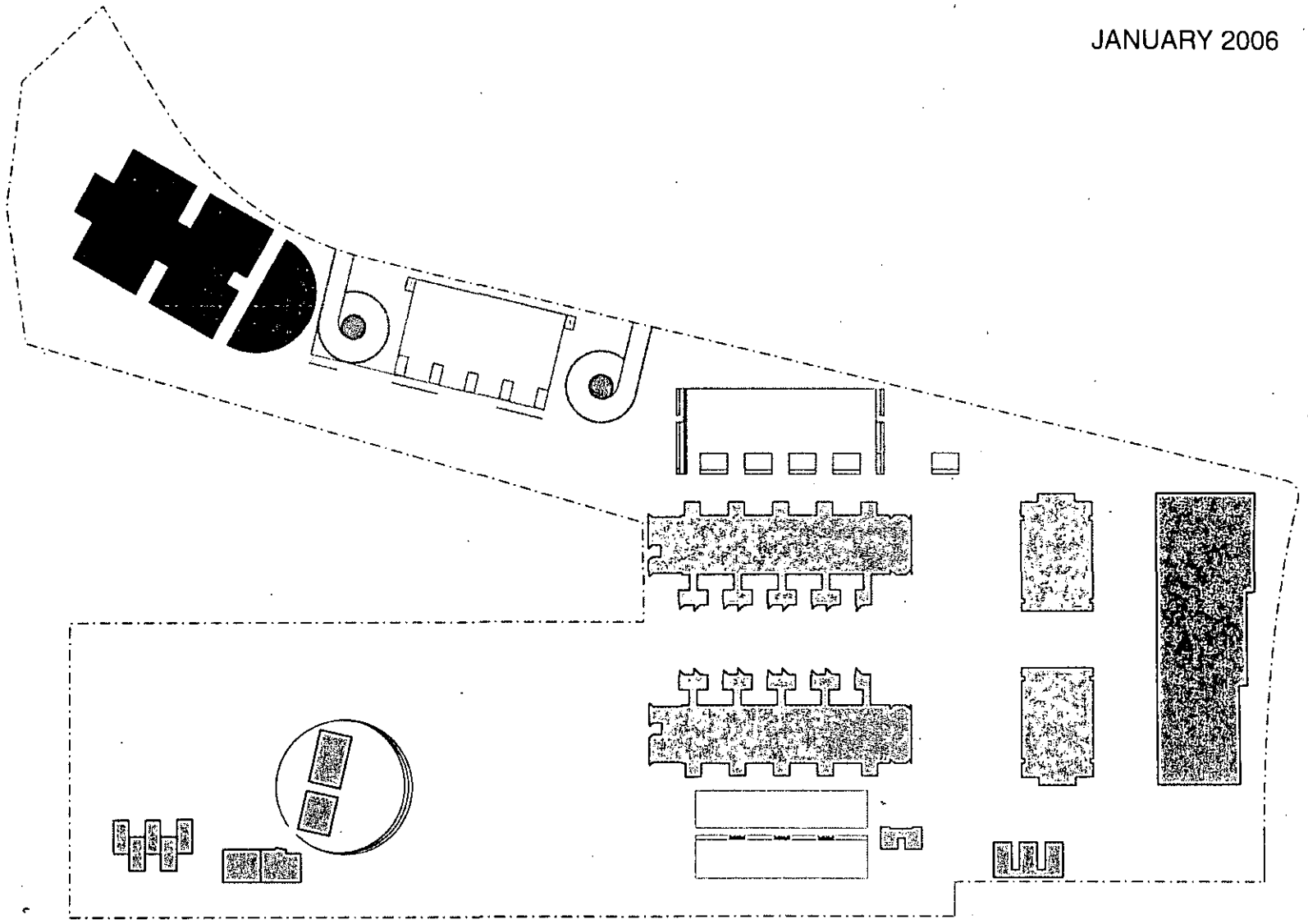
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NOVEMBER 2005



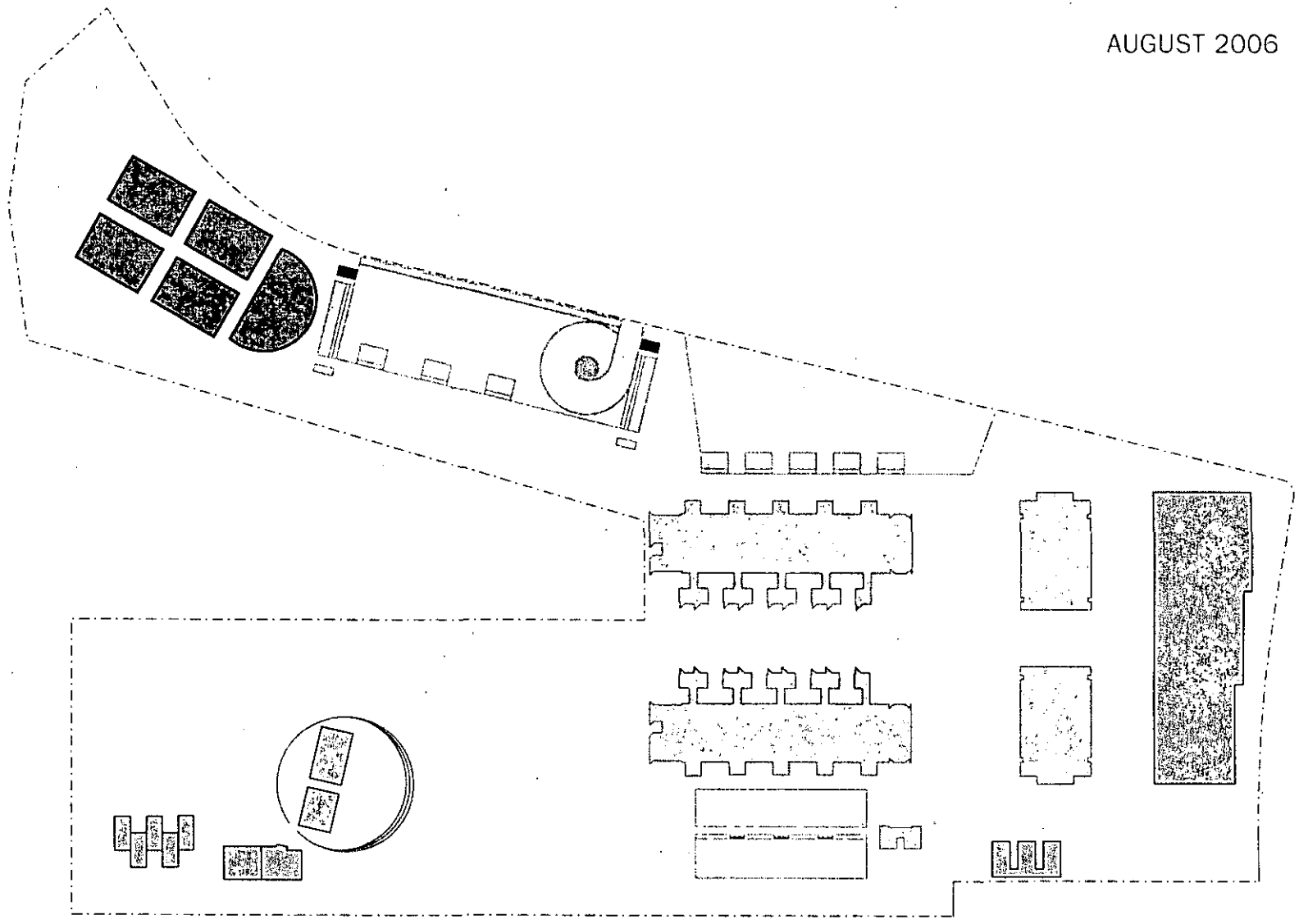
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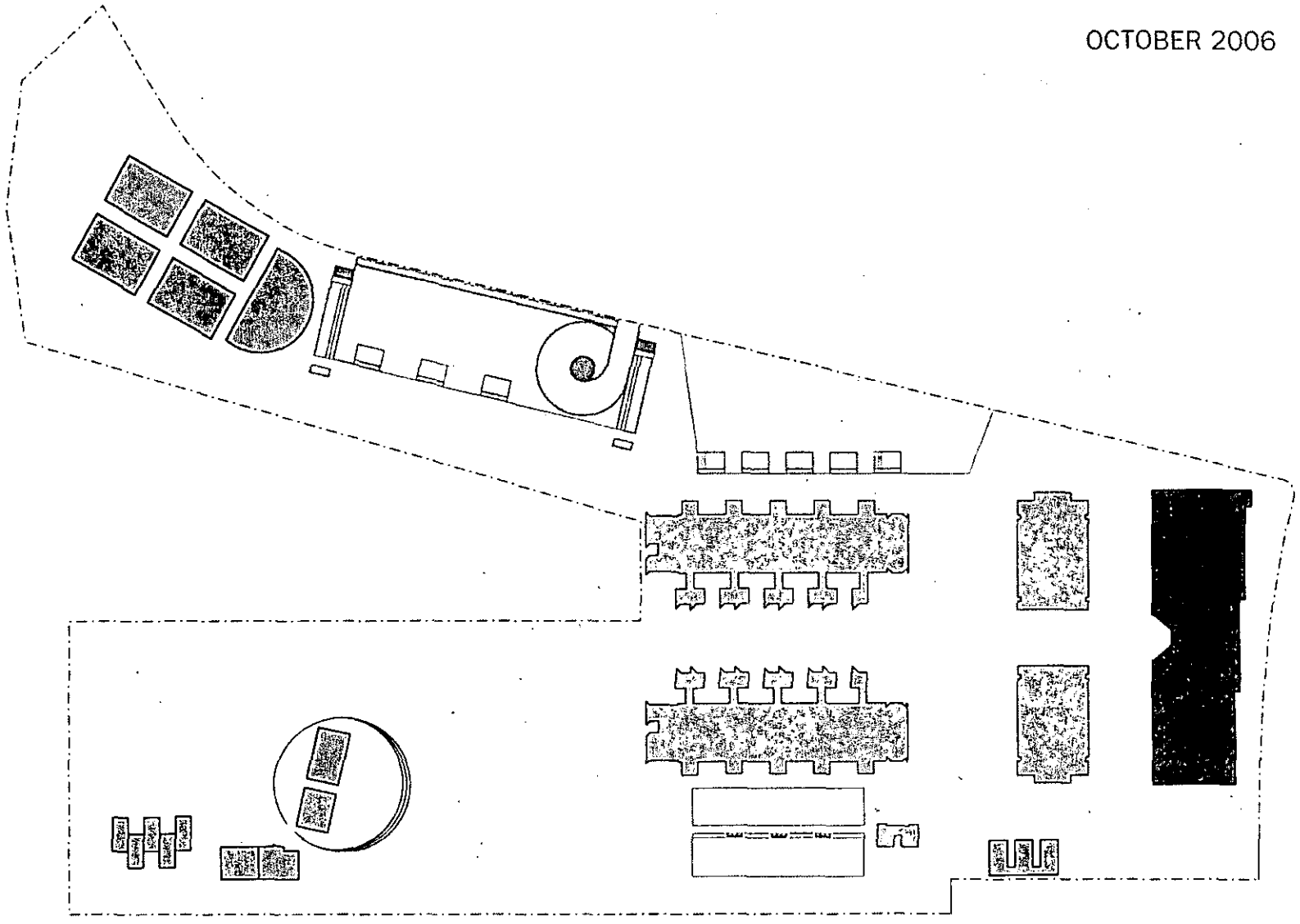
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AUGUST 2006



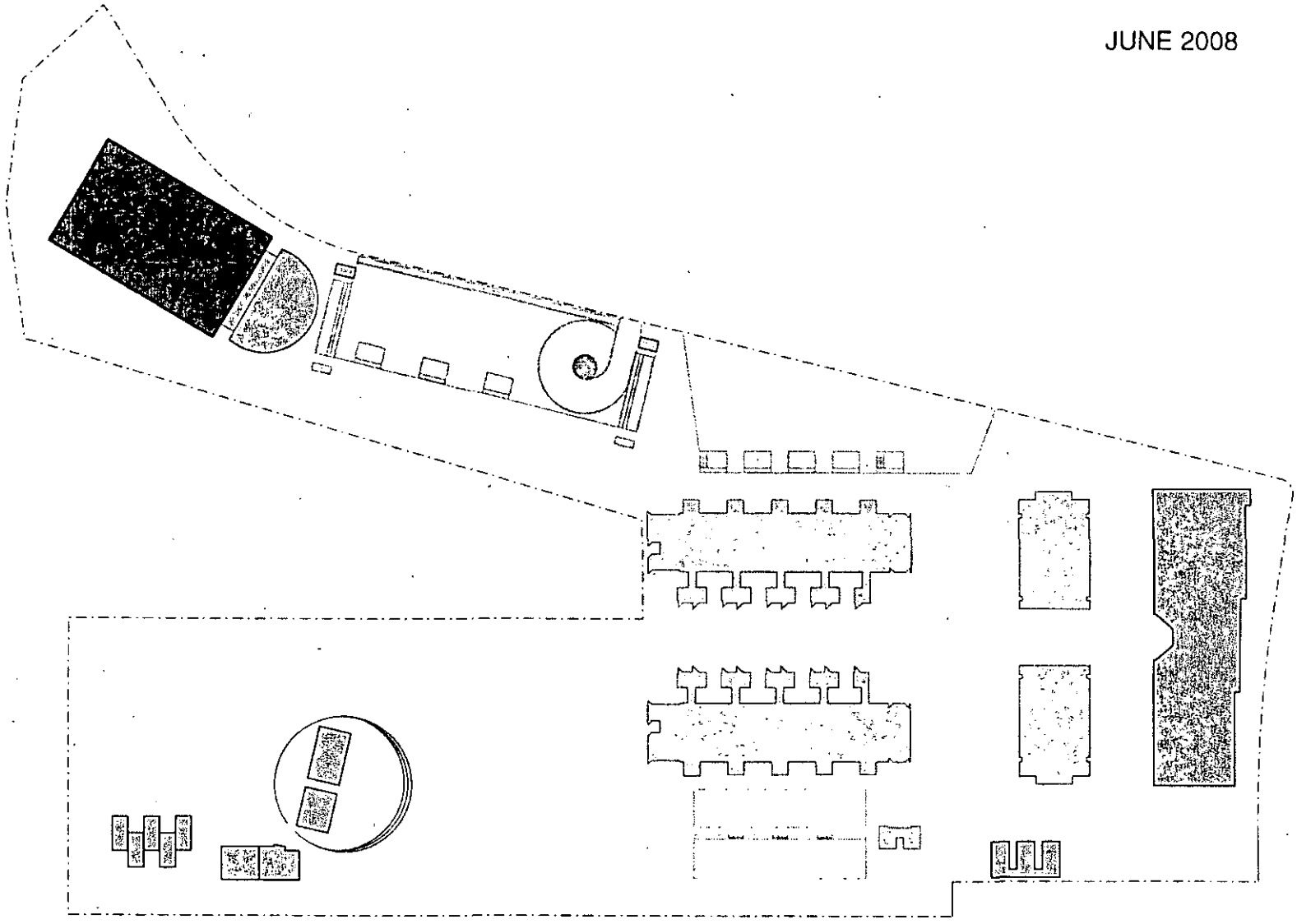
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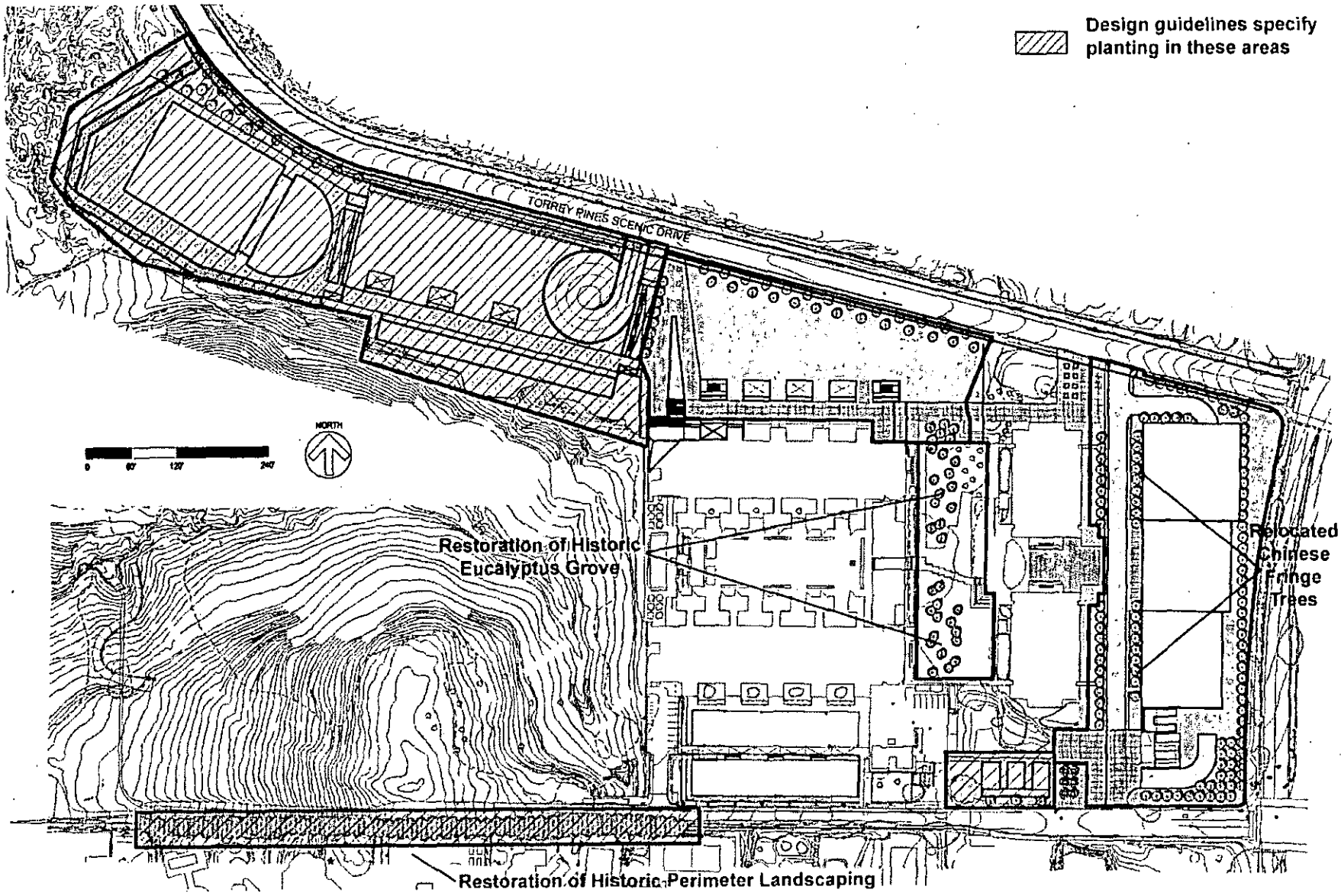


MASTER PLAN DESIGN PROGRESSION

JUNE 2008

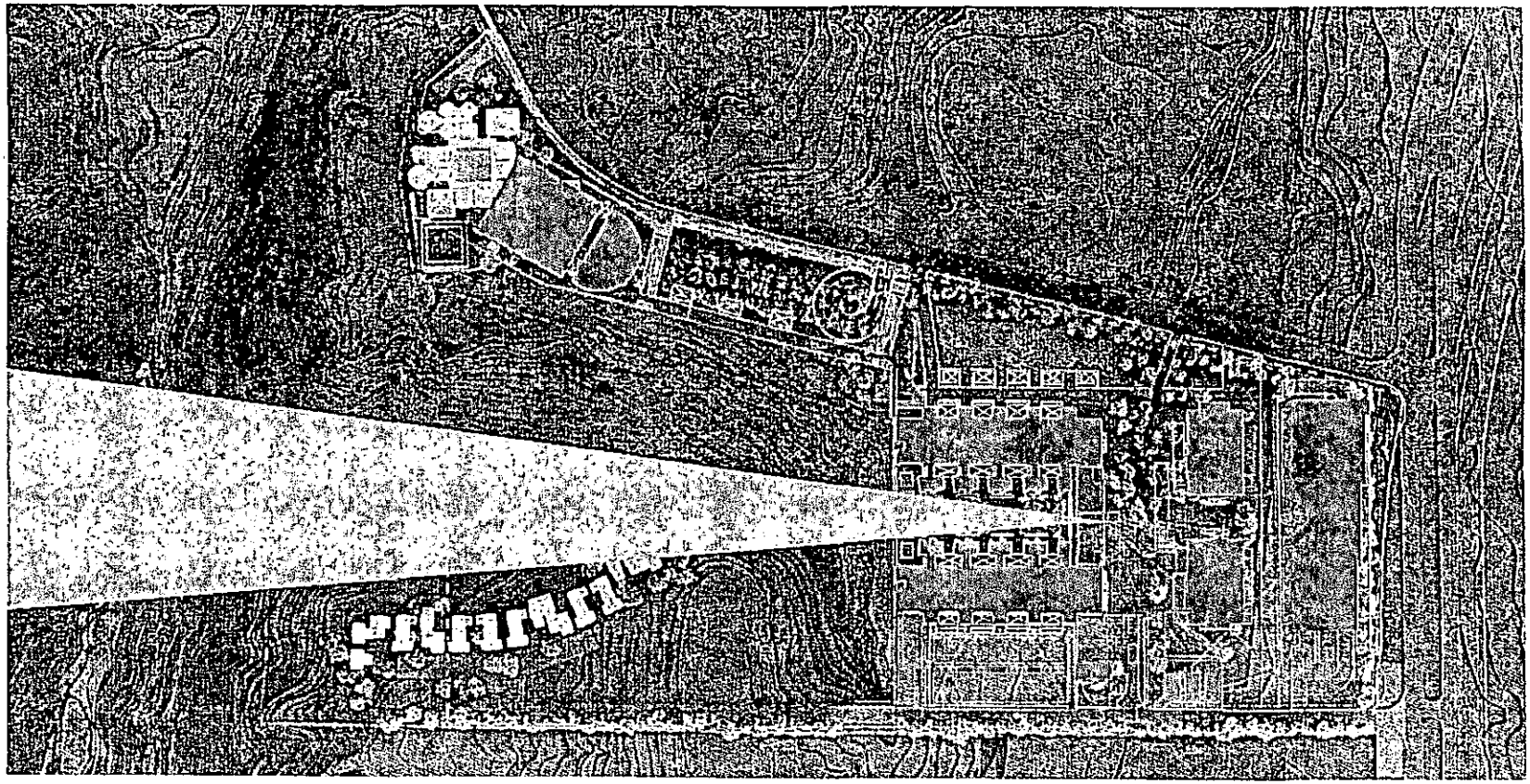


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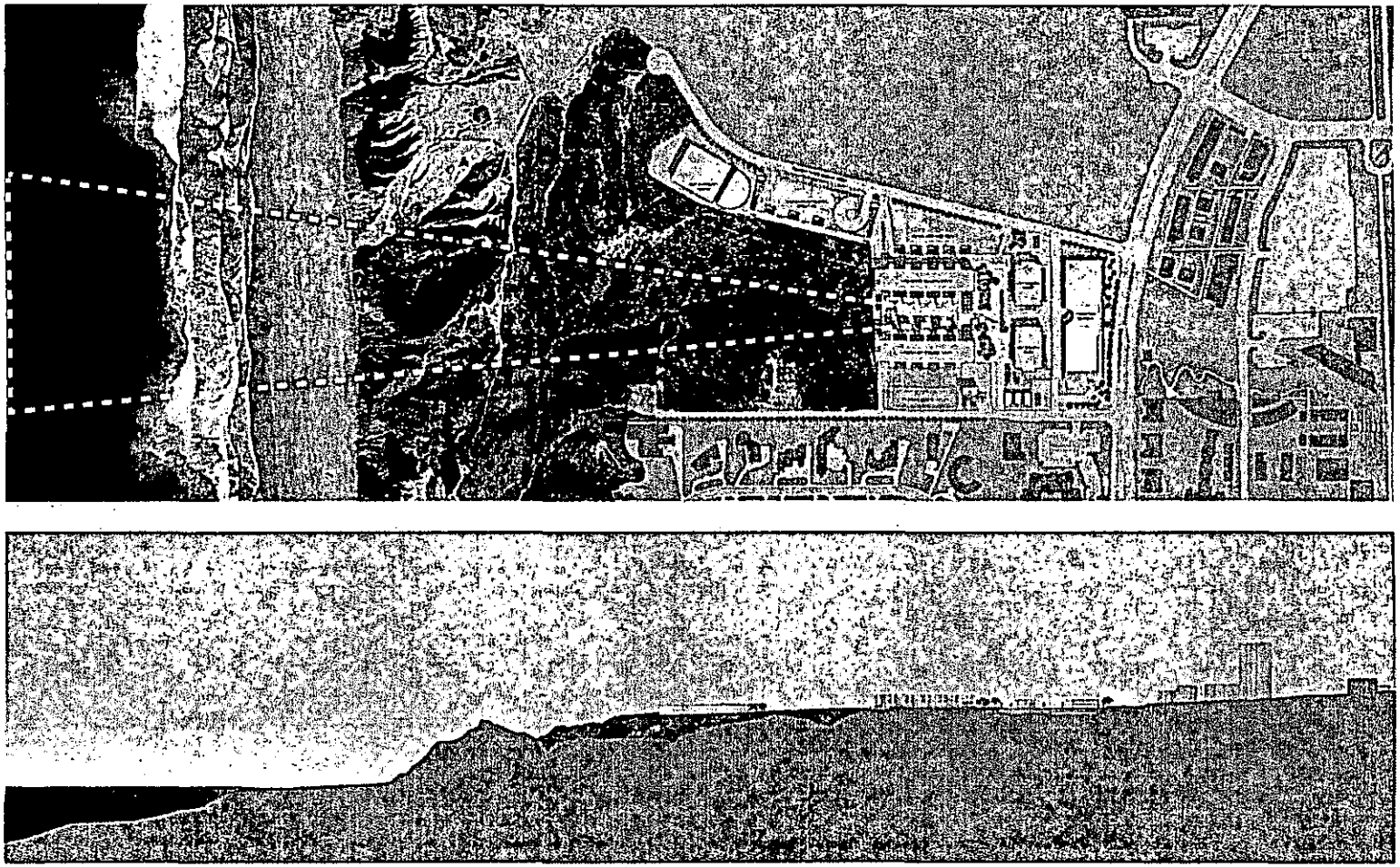


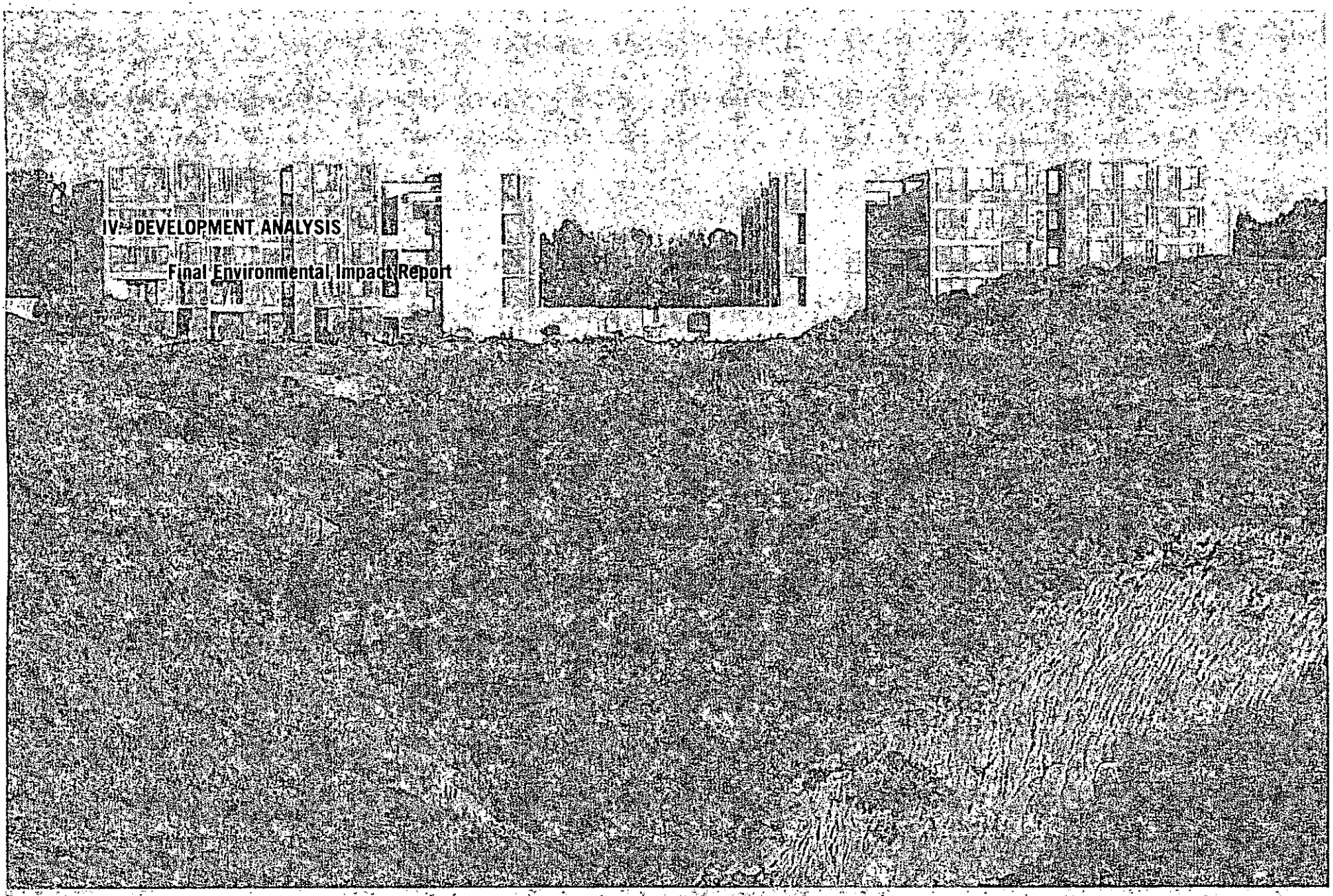
MASTER PLAN PROGRESSION
2008: VISION REALIZED

0 100'



MASTER PLAN PROGRESSION
2008: VISION REALIZED





IV. DEVELOPMENT ANALYSIS

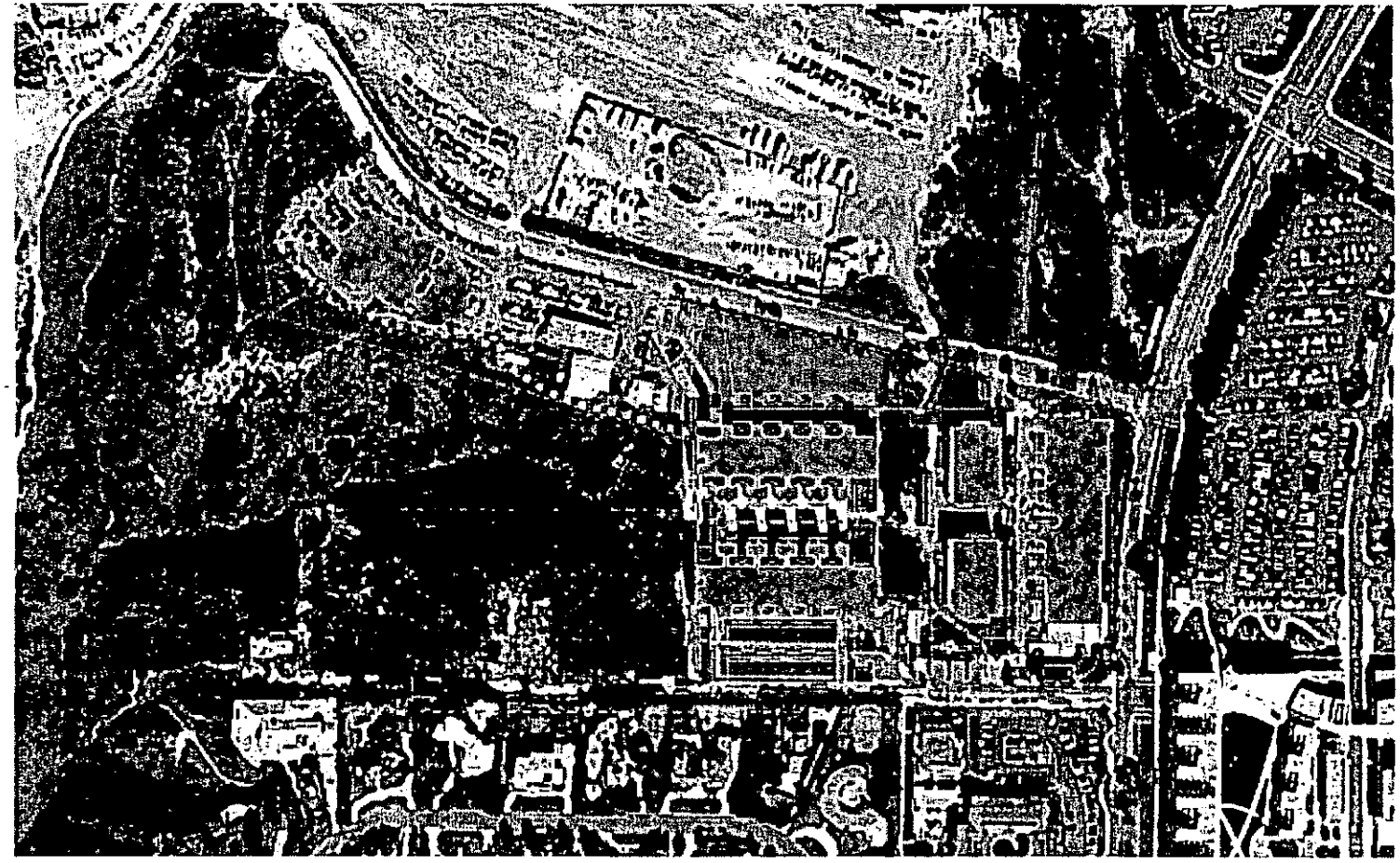
Final Environmental Impact Report

DEVELOPMENT LIMITS

0 100' 200'

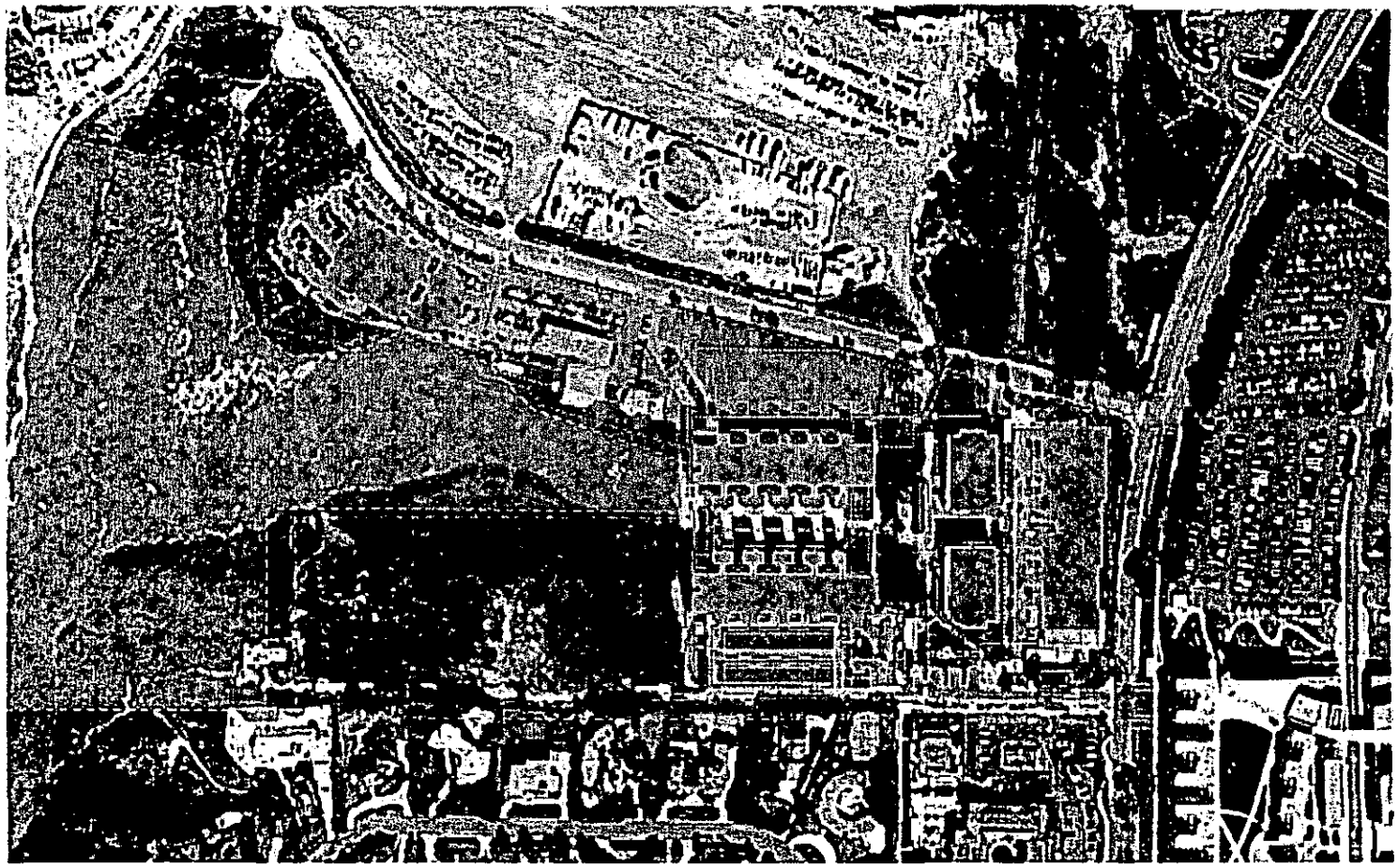
Grading Limit .....

Brush Management Limit .....

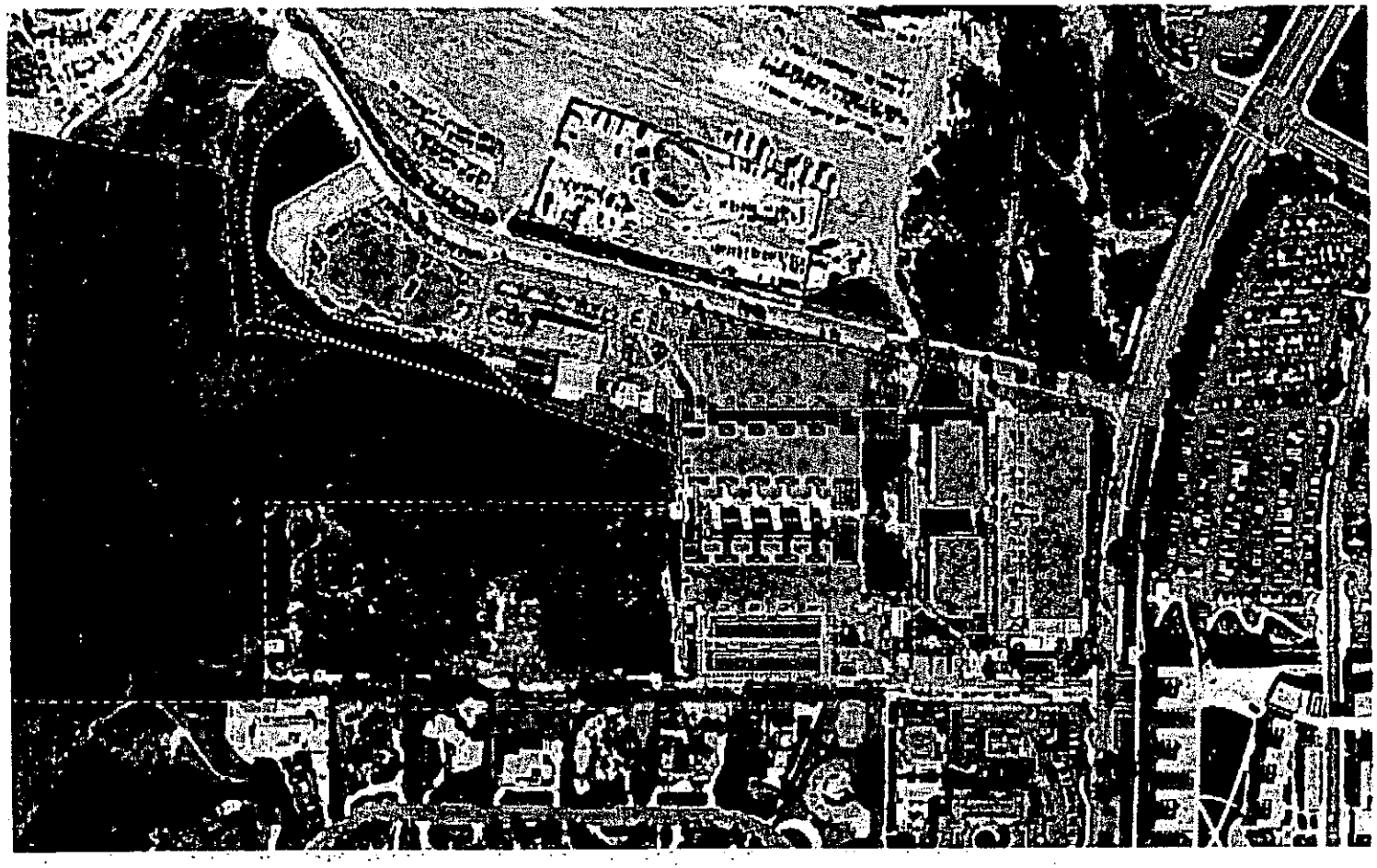


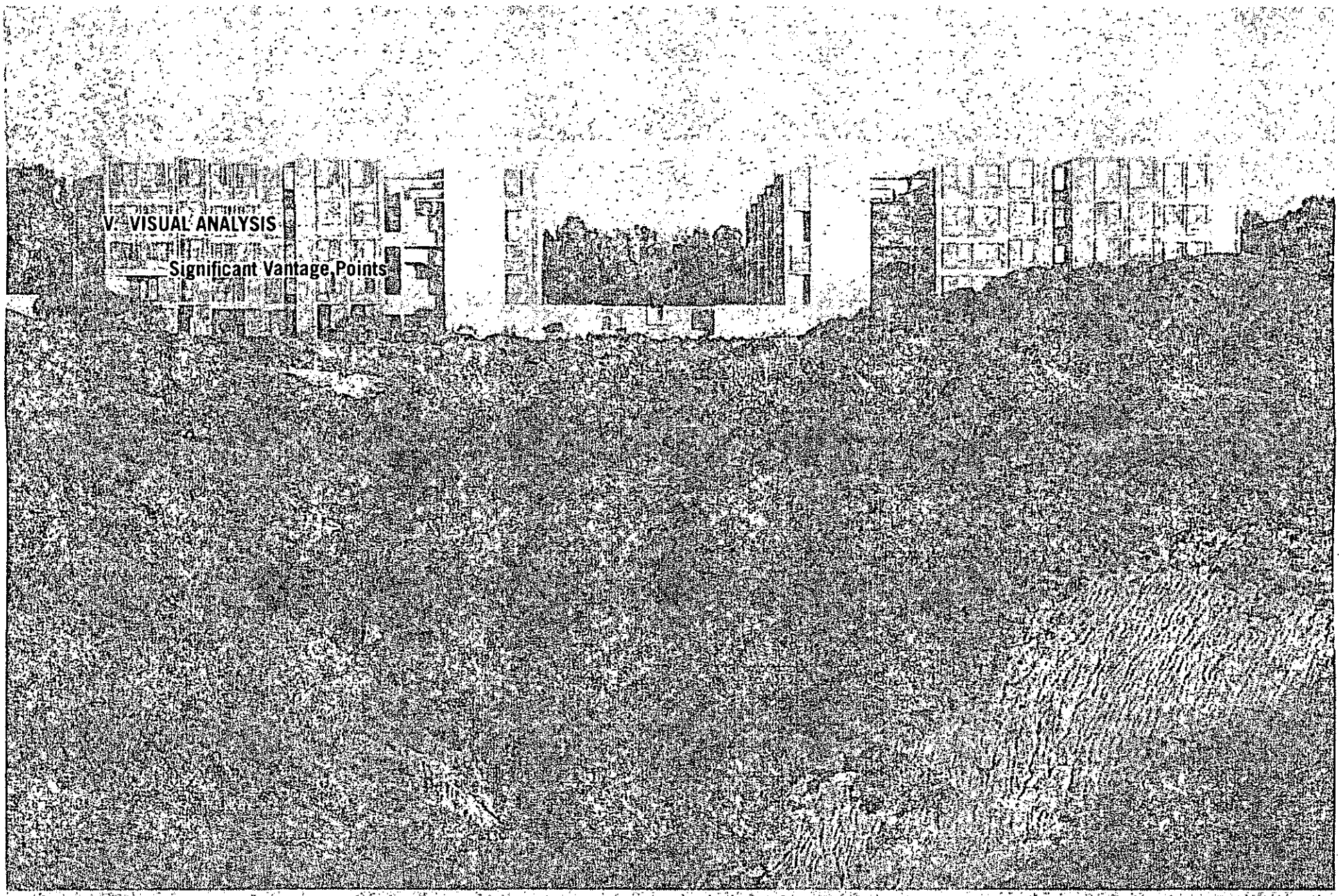
MULTIPLE HABITAT PRESERVATION AREA (MHPA)

Existing



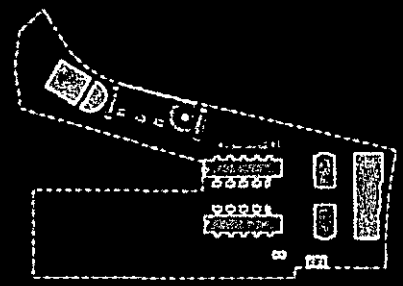
MHPA EXPANSION/SETBACK FROM VERNAL POOLS

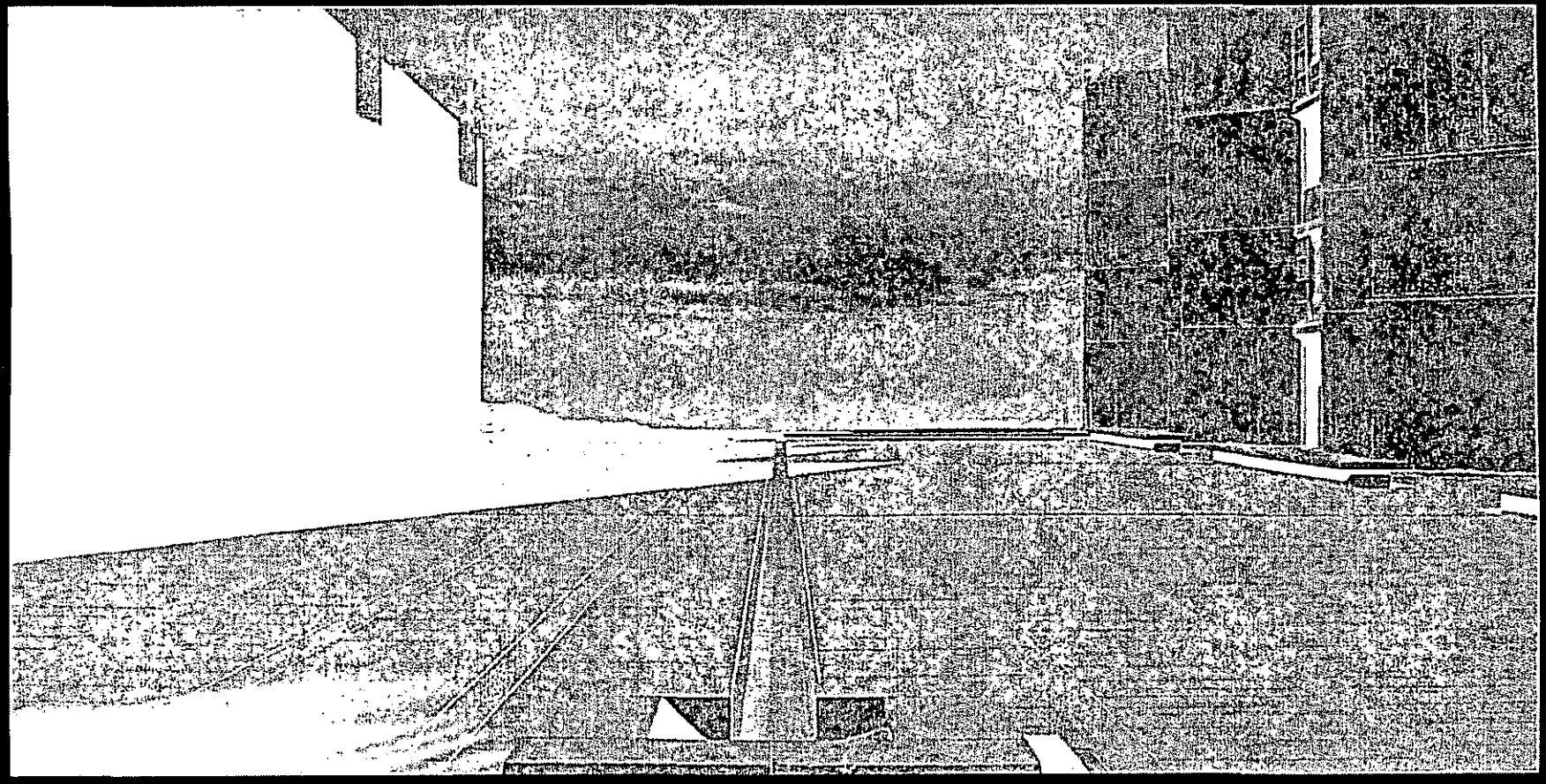



V. VISUAL ANALYSIS
Significant Vantage Points

VISUAL ANALYSIS

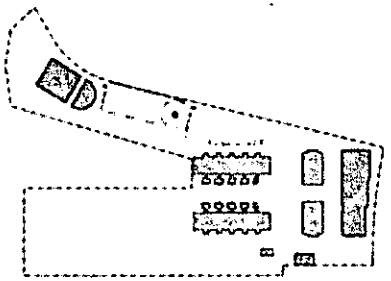
Court - 1962 Master Plan and 2008 Master Plan

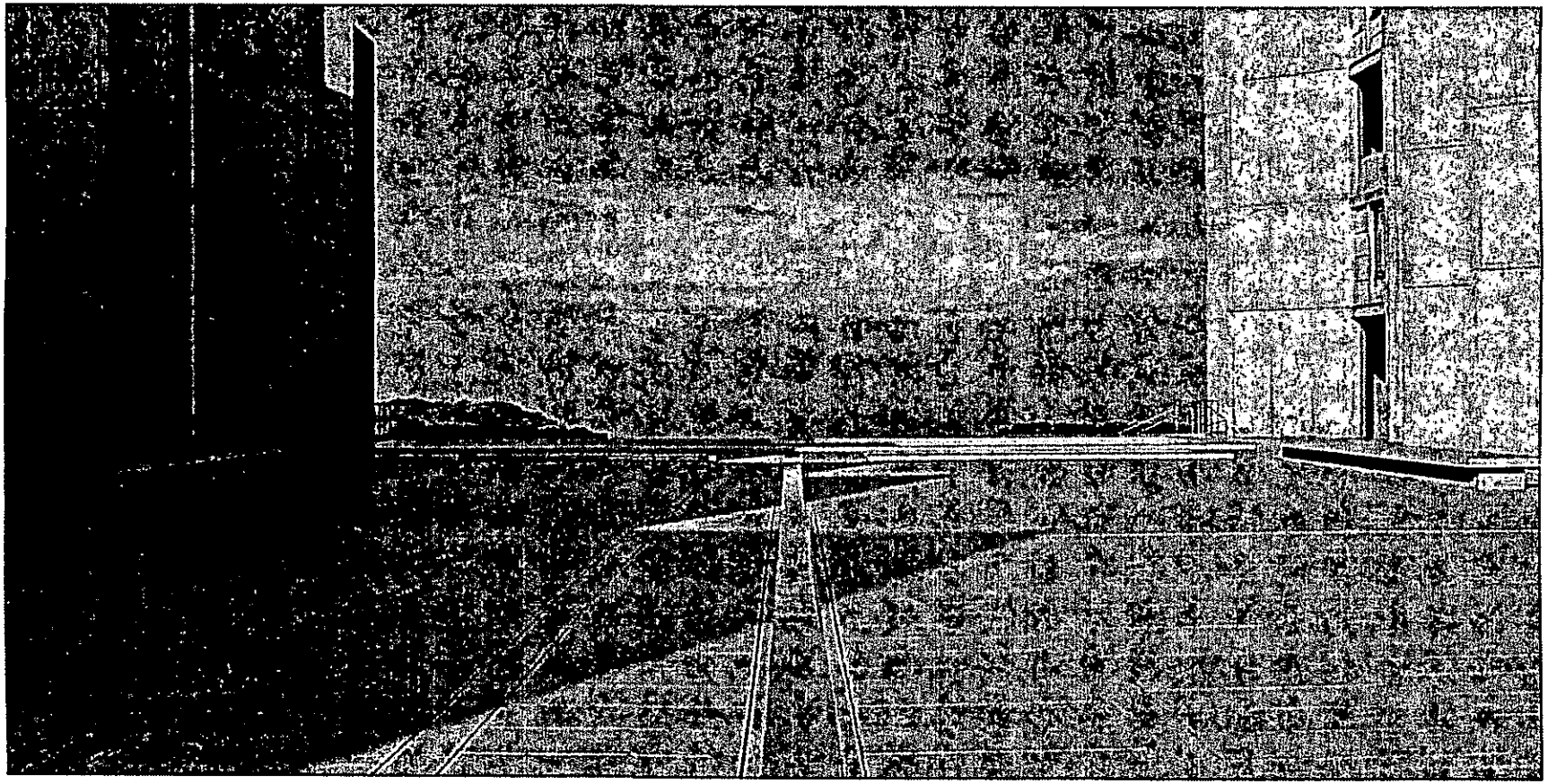




VISUAL ANALYSIS

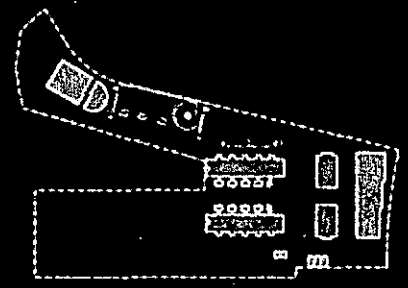
Court - 1962 Master Plan and 2008 Master Plan

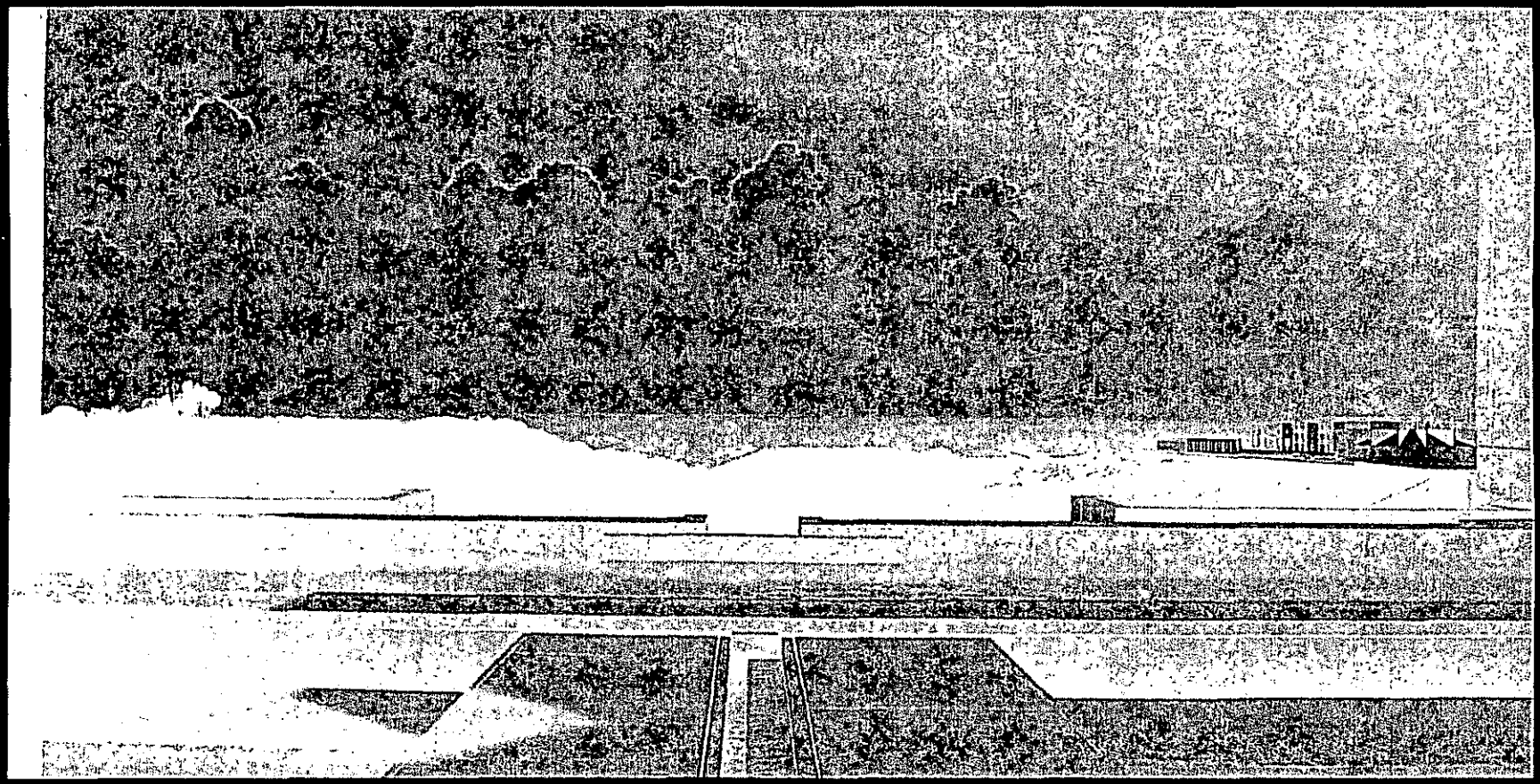




VISUAL ANALYSIS

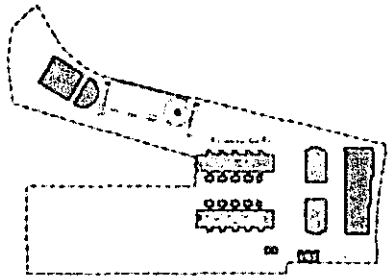
Court - 1962 Master Plan

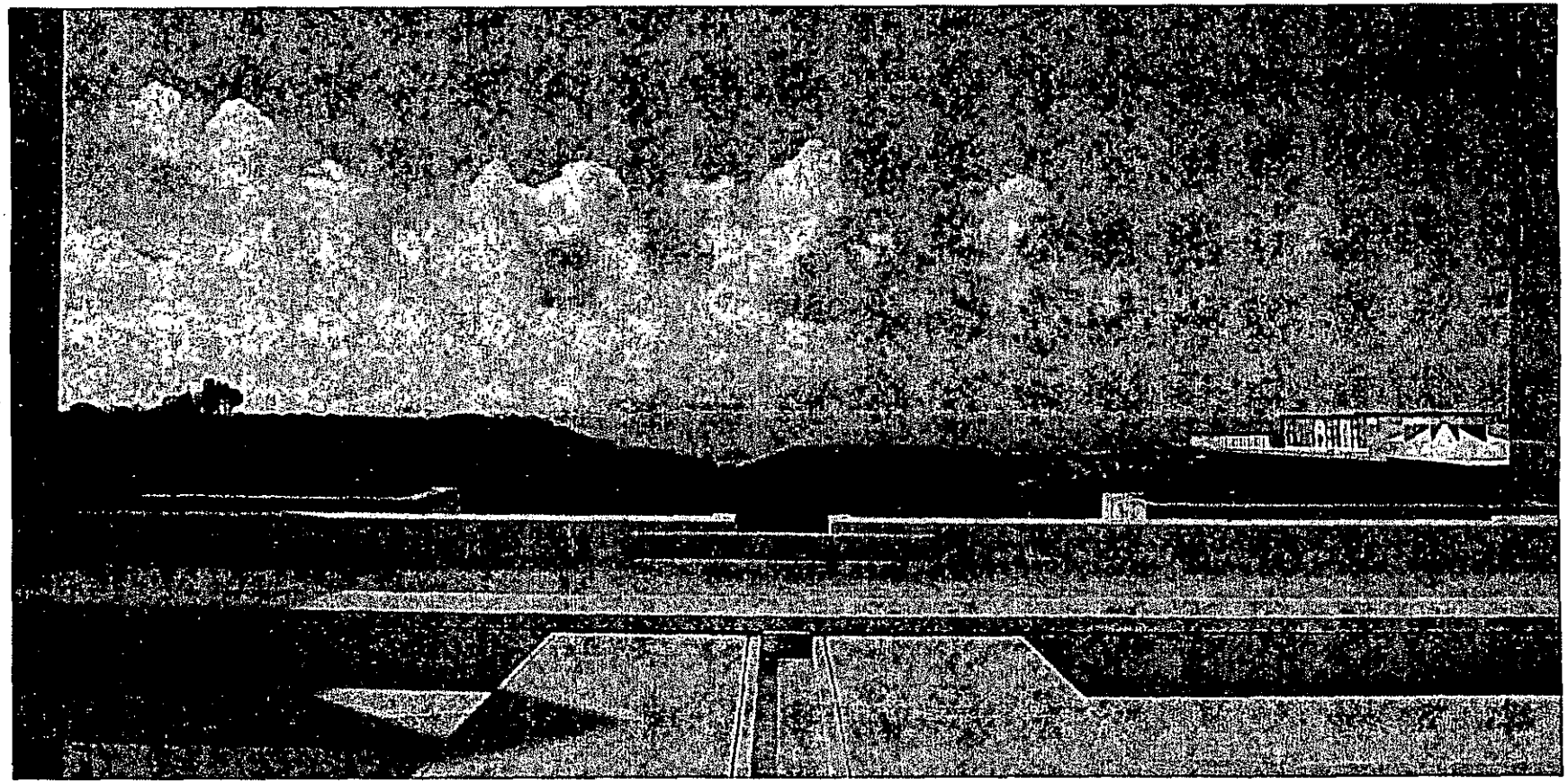




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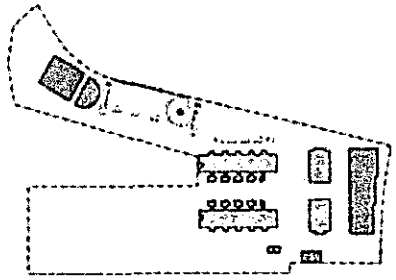
Court - 1962 Master Plan

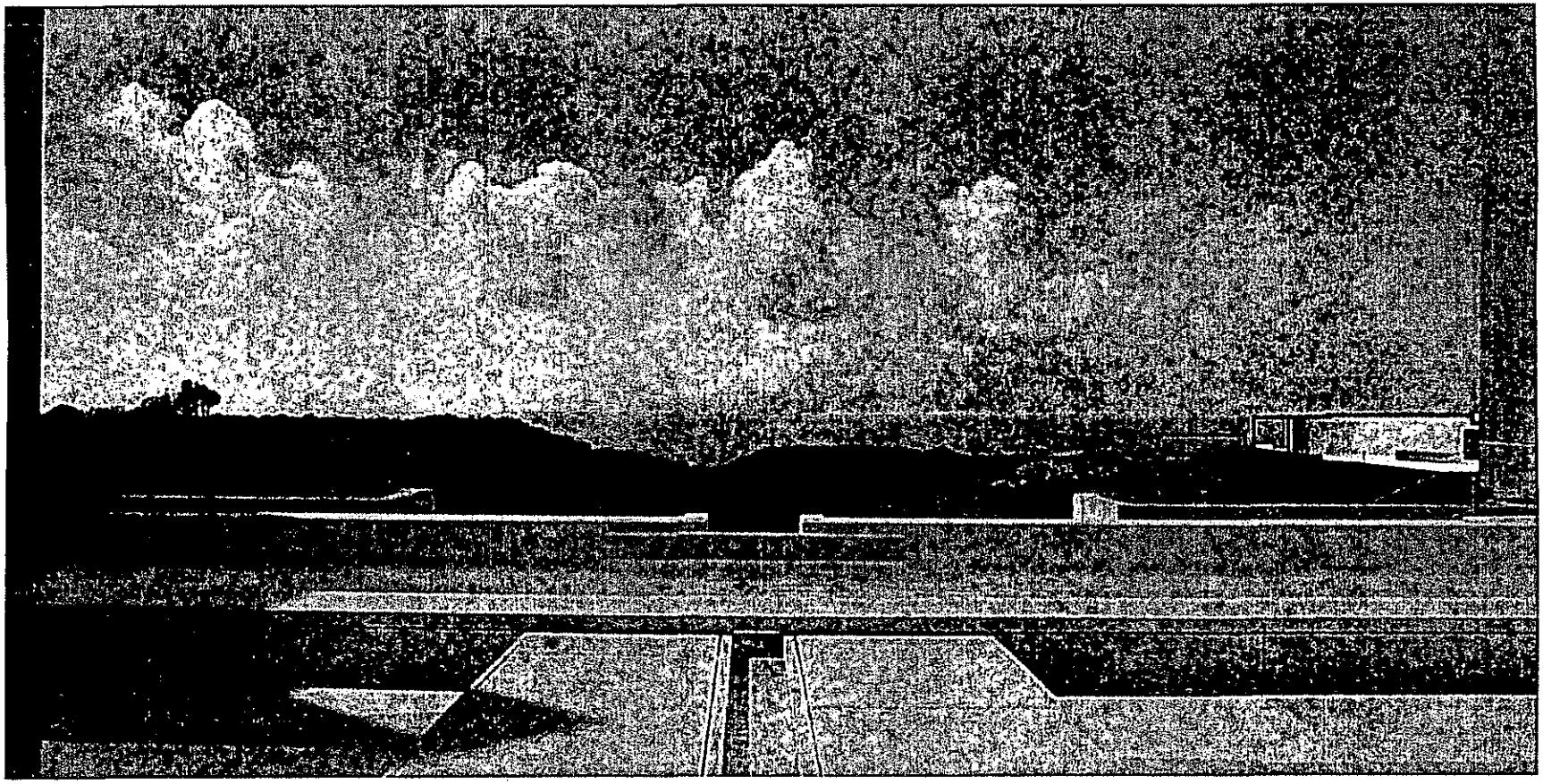




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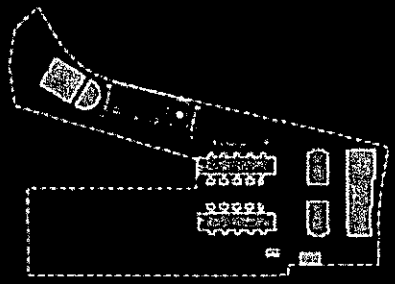
Court - 2008 Master Plan

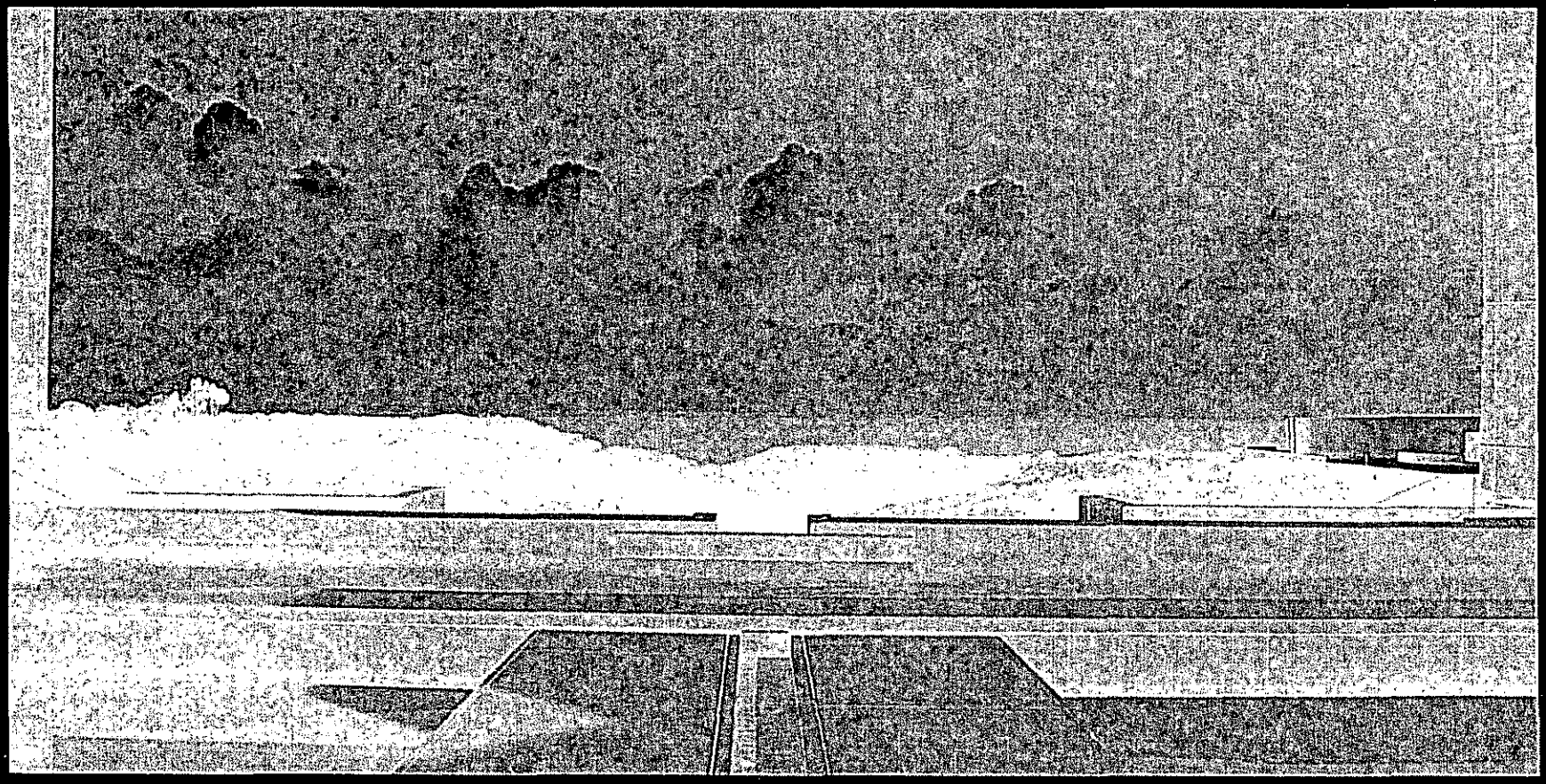




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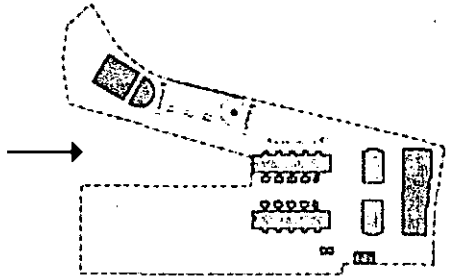
Court - 2008 Master Plan





VISUAL ANALYSIS

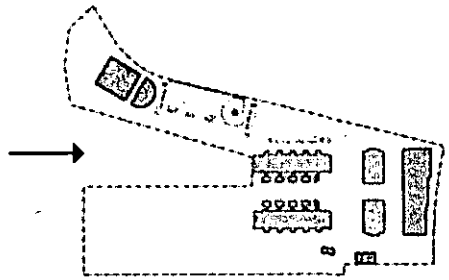
Panorama Looking East - Existing





VISUAL ANALYSIS

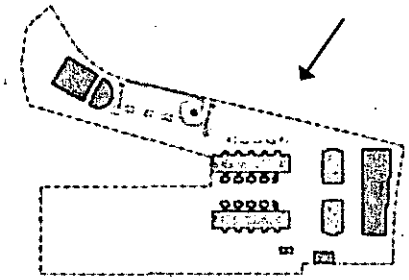
Panorama Looking East - Proposed

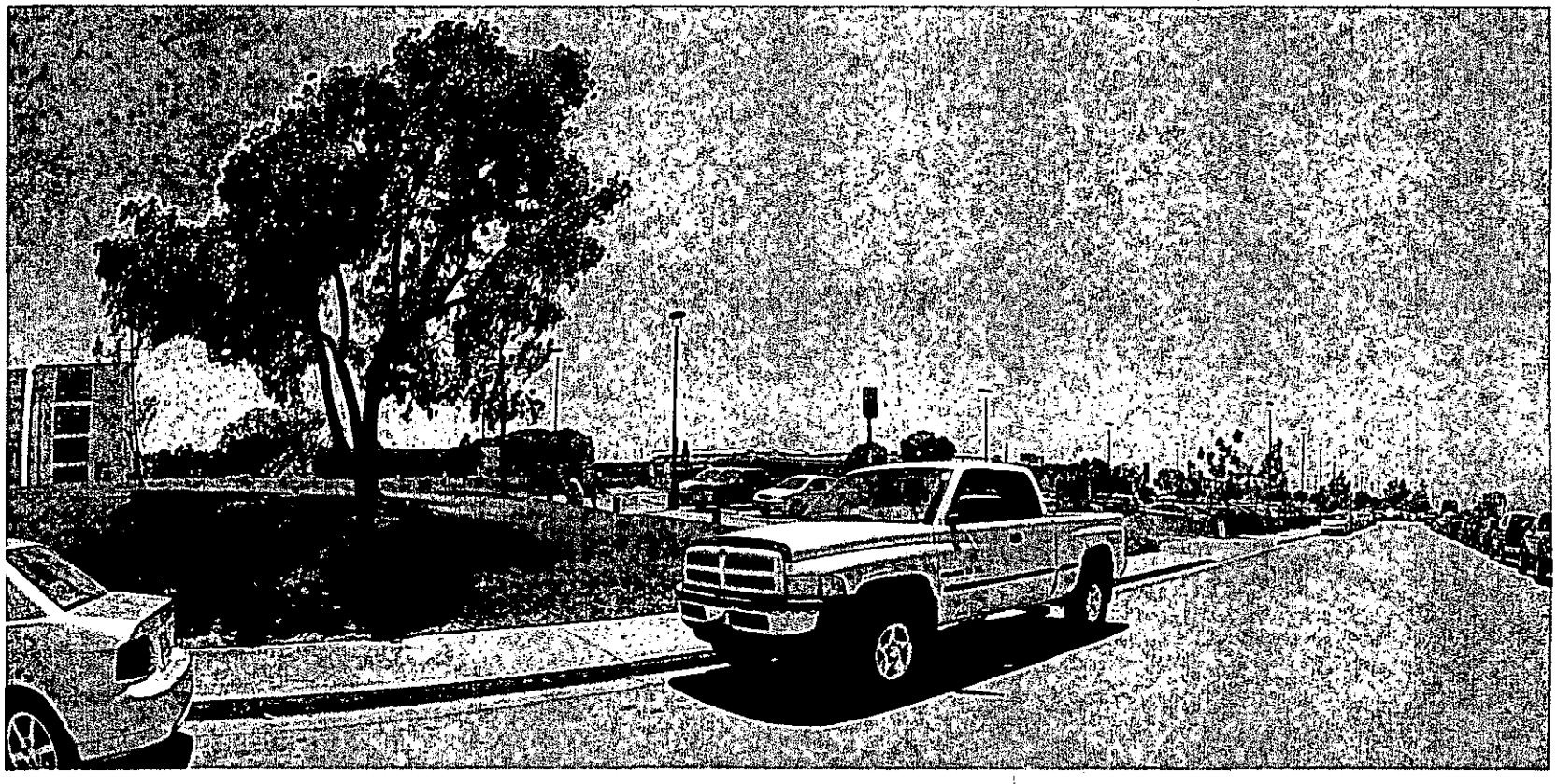




VISUAL ANALYSIS

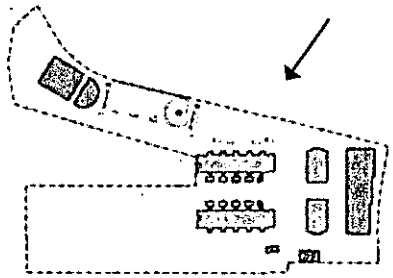
Looking West Along Torrey Pines Scenic Drive - Existing

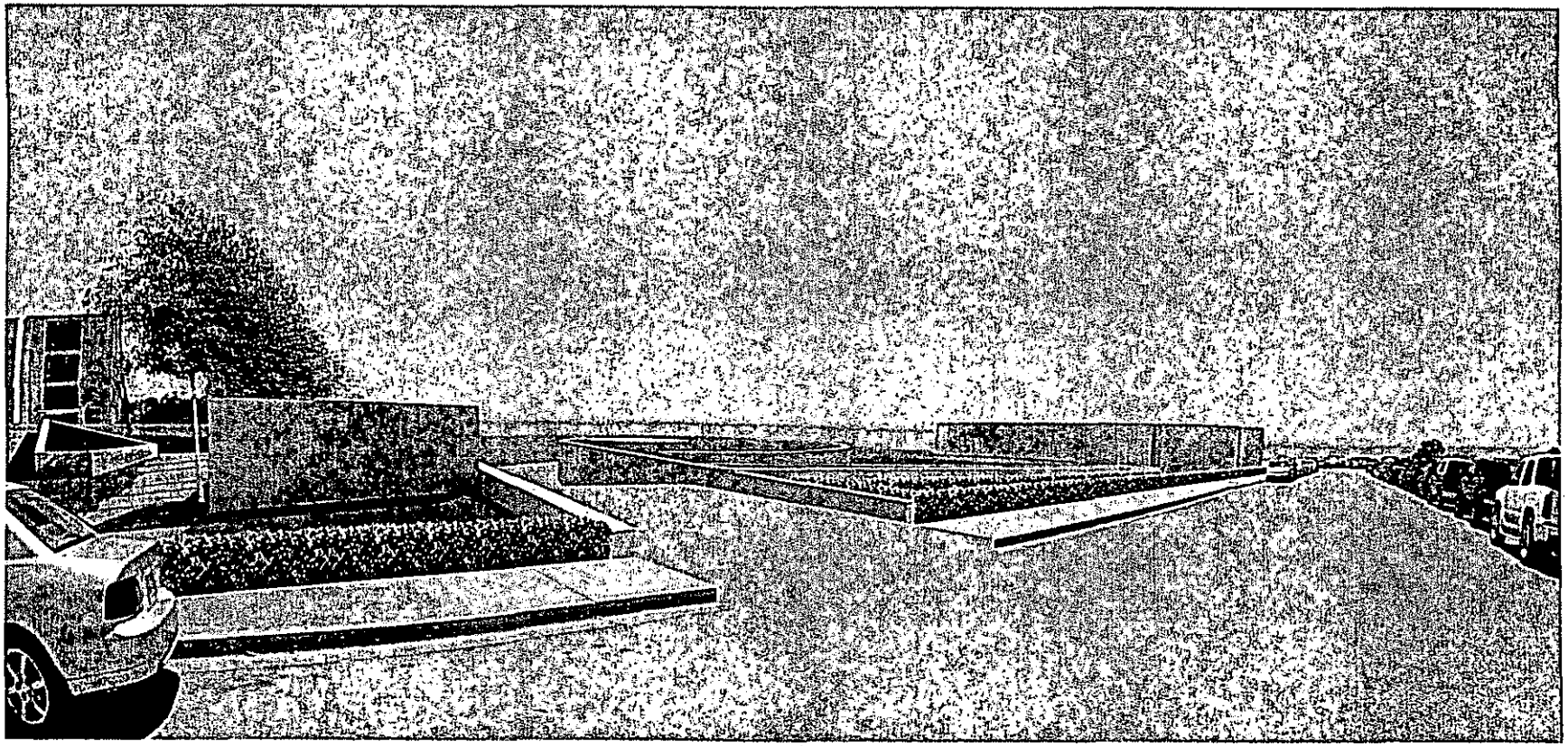


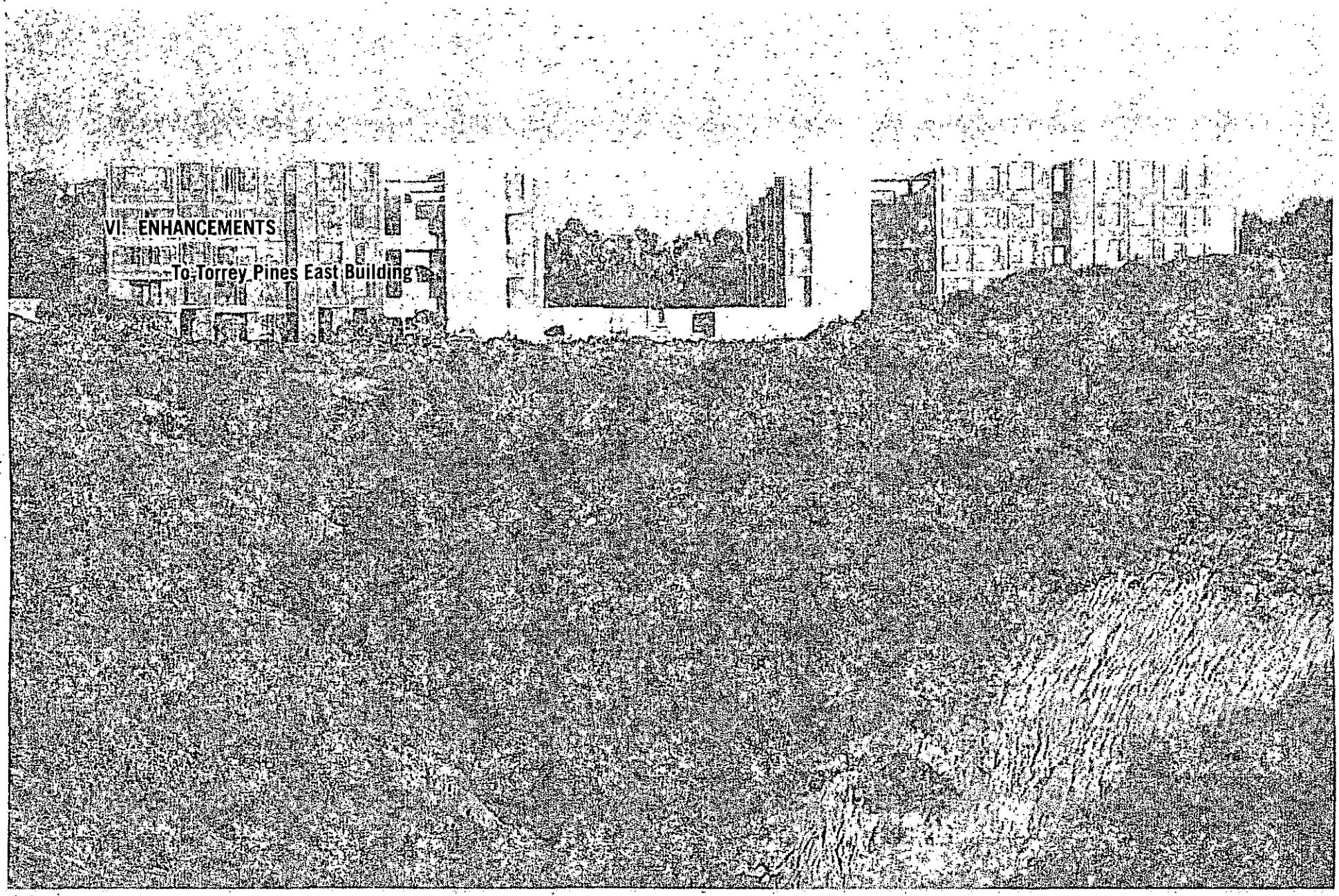


VISUAL ANALYSIS

Looking West Along Torrey Pines Scenic Drive - Proposed





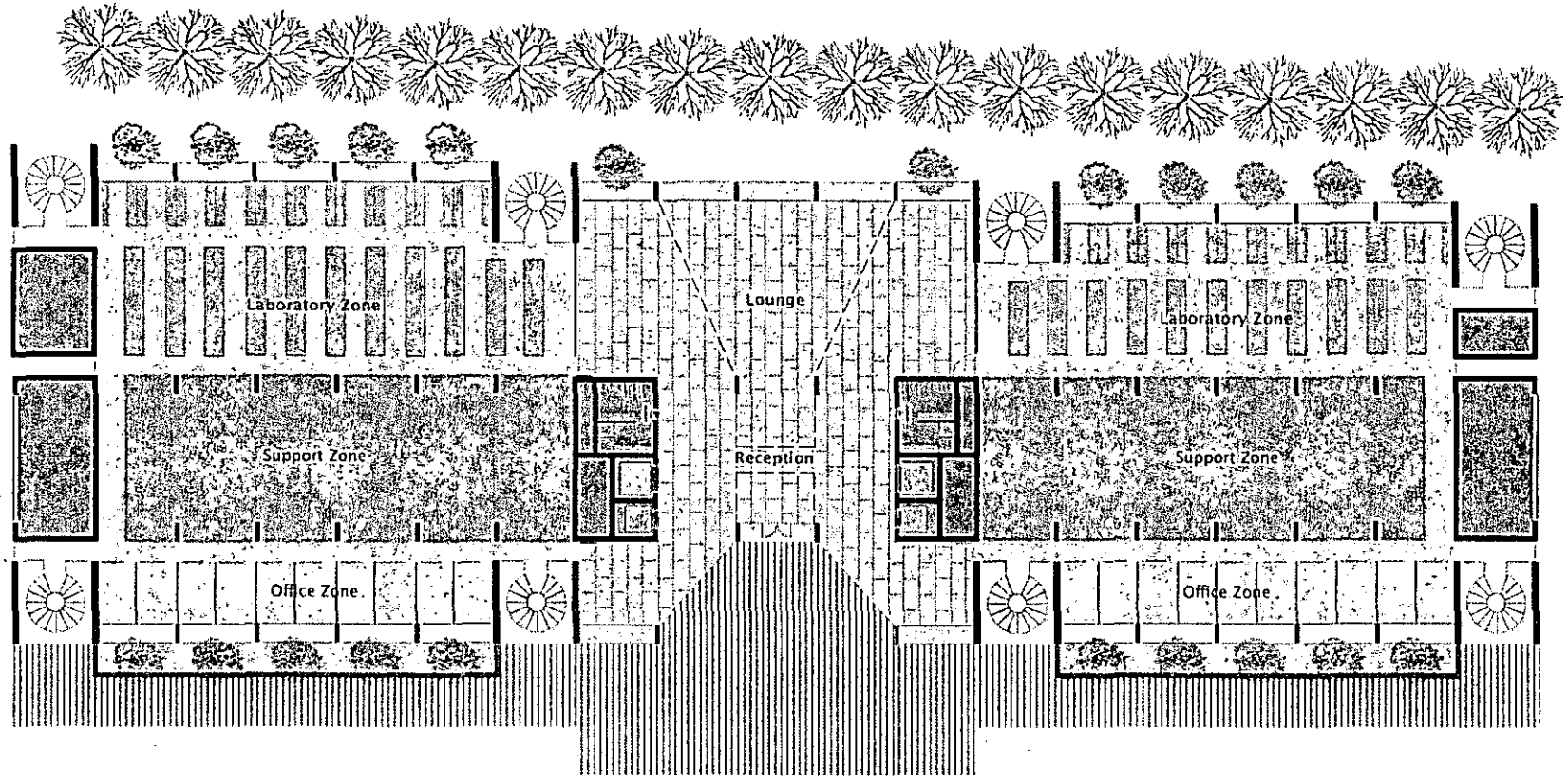

VI. ENHANCEMENTS
-To Torrey Pines East Building

STAKEHOLDER INPUT AND MODIFICATIONS TO DATE:

- Implemented transparency from North Torrey Pines Road with atrium.
- Refined scale of east and west facades with a balance of fenestration and vertical circulation.
- Modulated building width to maximize daylight in work spaces.
- Consolidated building massing to facilitate interaction among scientists.
- Created singular, shared entrance to building to enhance way-finding, improve security and mainstream circulation.
- *Referenced Salk "family of materials."*
- Re-planted Chinese fringe trees.
- Provided screening elements at loading and service areas.
- Relocated utility enclosures to underground.

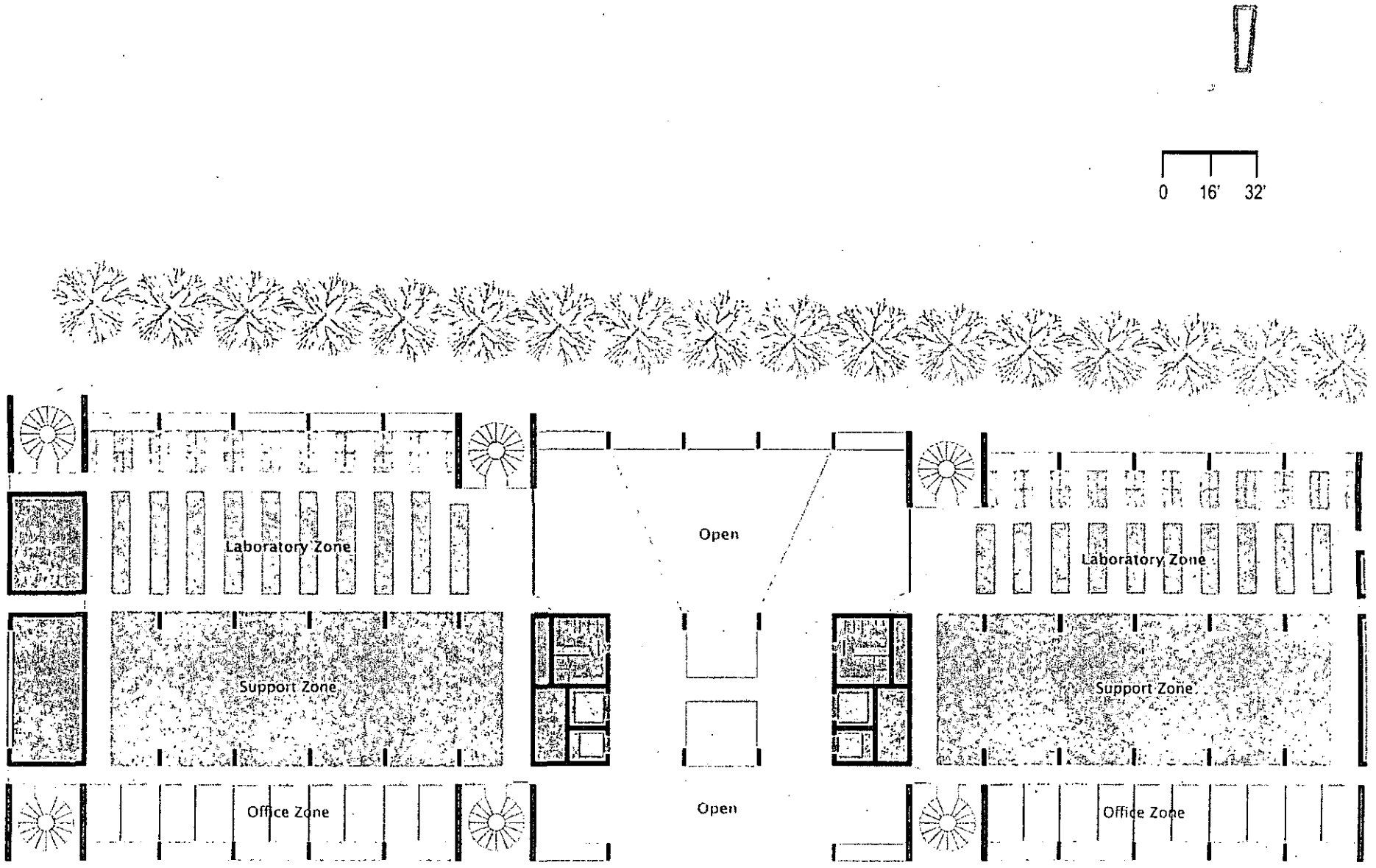
TORREY EAST LABORATORY BUILDING

Ground Floor



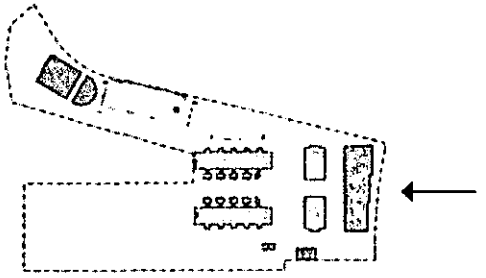
TORREY EAST LABORATORY BUILDING

Second Floor



VISUAL ANALYSIS

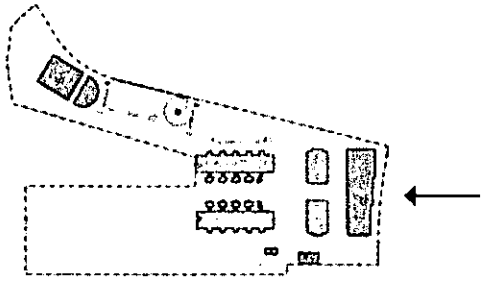
At North Torrey Pines Road - Existing

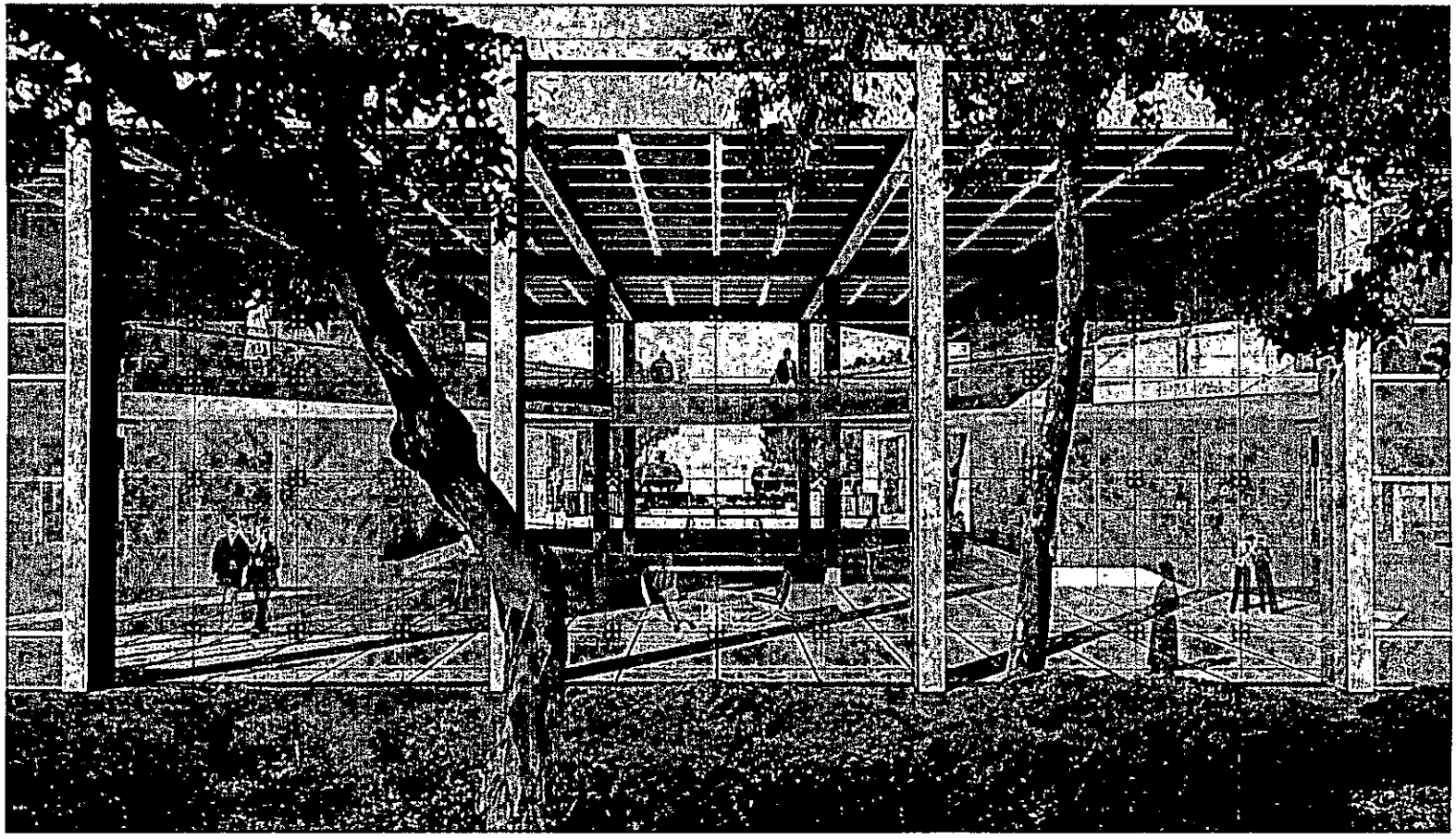




VISUAL ANALYSIS

At North Torrey Pines Road - Proposed





HISTORIC RESOURCE MITIGATION:

- Replant Chinese Fringe trees at Torrey East Building

  5.4-1 All healthy Chinese Fringe trees shall be carefully removed from the planting beds within the existing east parking lot and replanted as part of the landscaping for the proposed Torrey East Building. The trees shall remain in proximity to their original location and provide a tangible link to the history of the site.

- Reference 1965 Landscape Plan

  5.4-2 The landscape concept plan shall restore as much of the Institute's original perimeter plantings as possible. Replanted trees, especially those surrounding the Kahn-designed portions of the Institute, shall be identical to those species originally planted and identified on the 1965 Landscape Plan.

- Transparent atrium at Torrey East Building

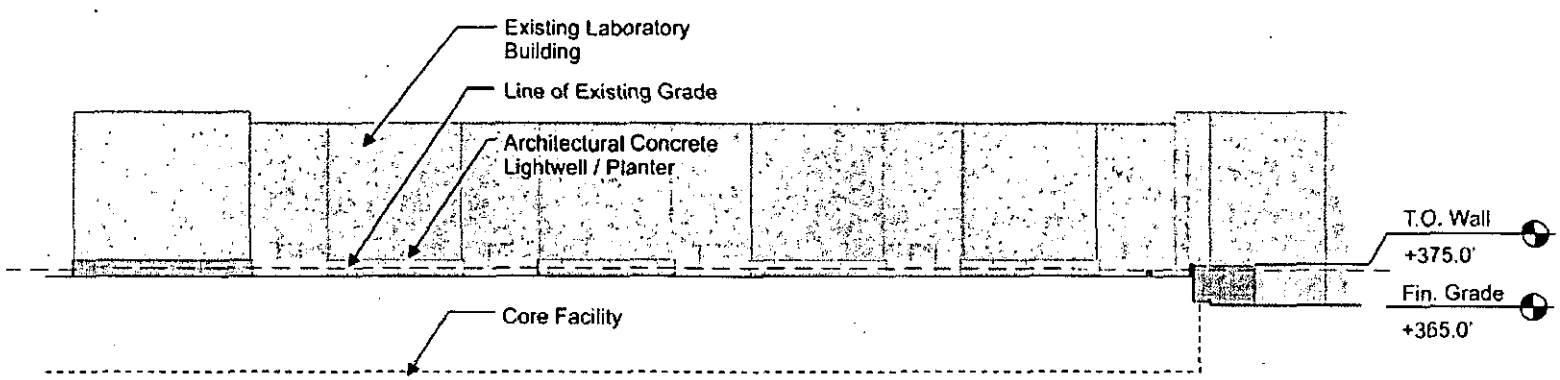
  5.4-3 The final design for the Torrey East Building shall feature a ground-level, two-story transparent atrium space designed to be on the same axis as the courtyard of the original laboratory building, in accordance with the Architectural Design Guidelines.

VII. NORTH CORE FACILITY

NORTH CORE FACILITY

North Elevation and Existing Laboratory Building

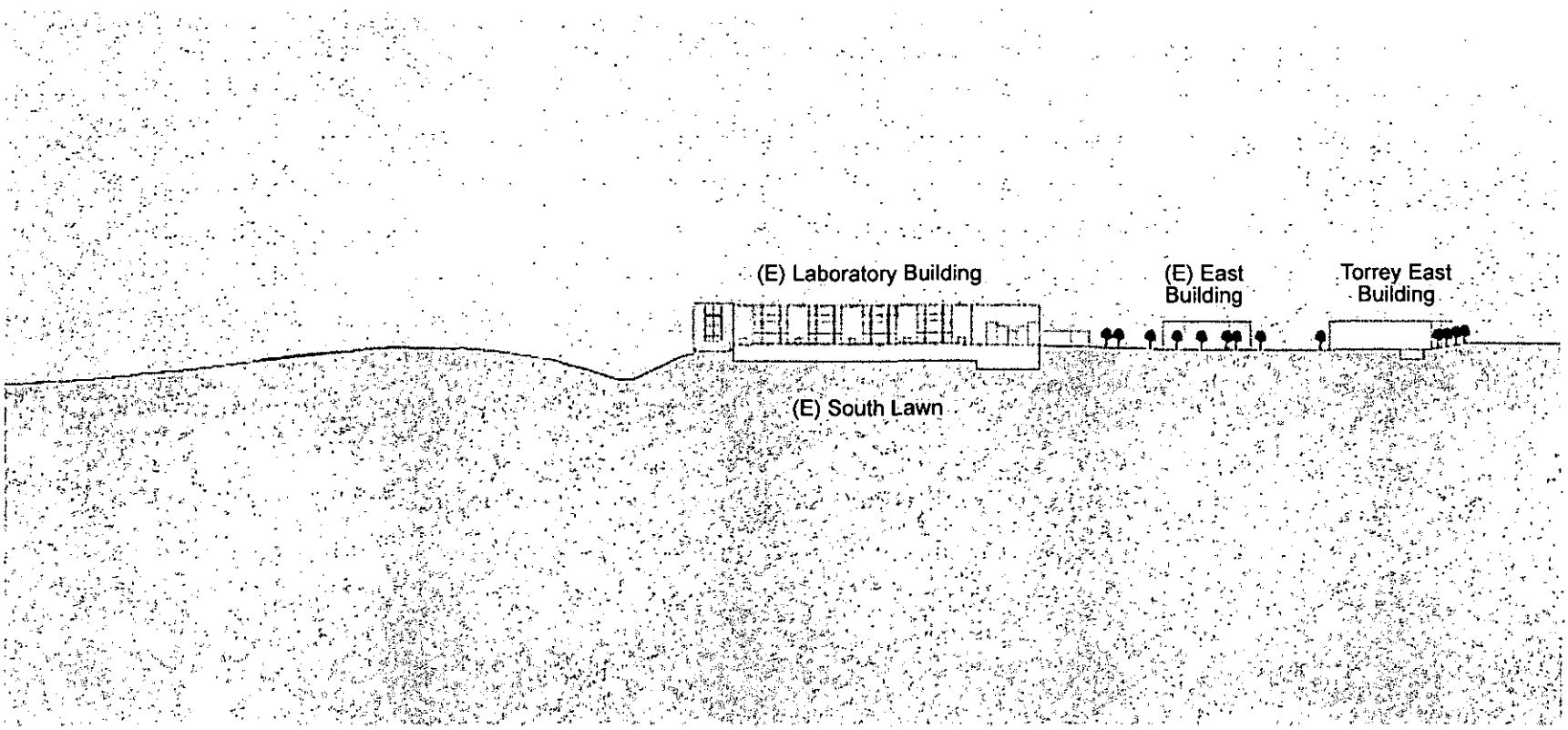




VIII. SITE SECTIONS

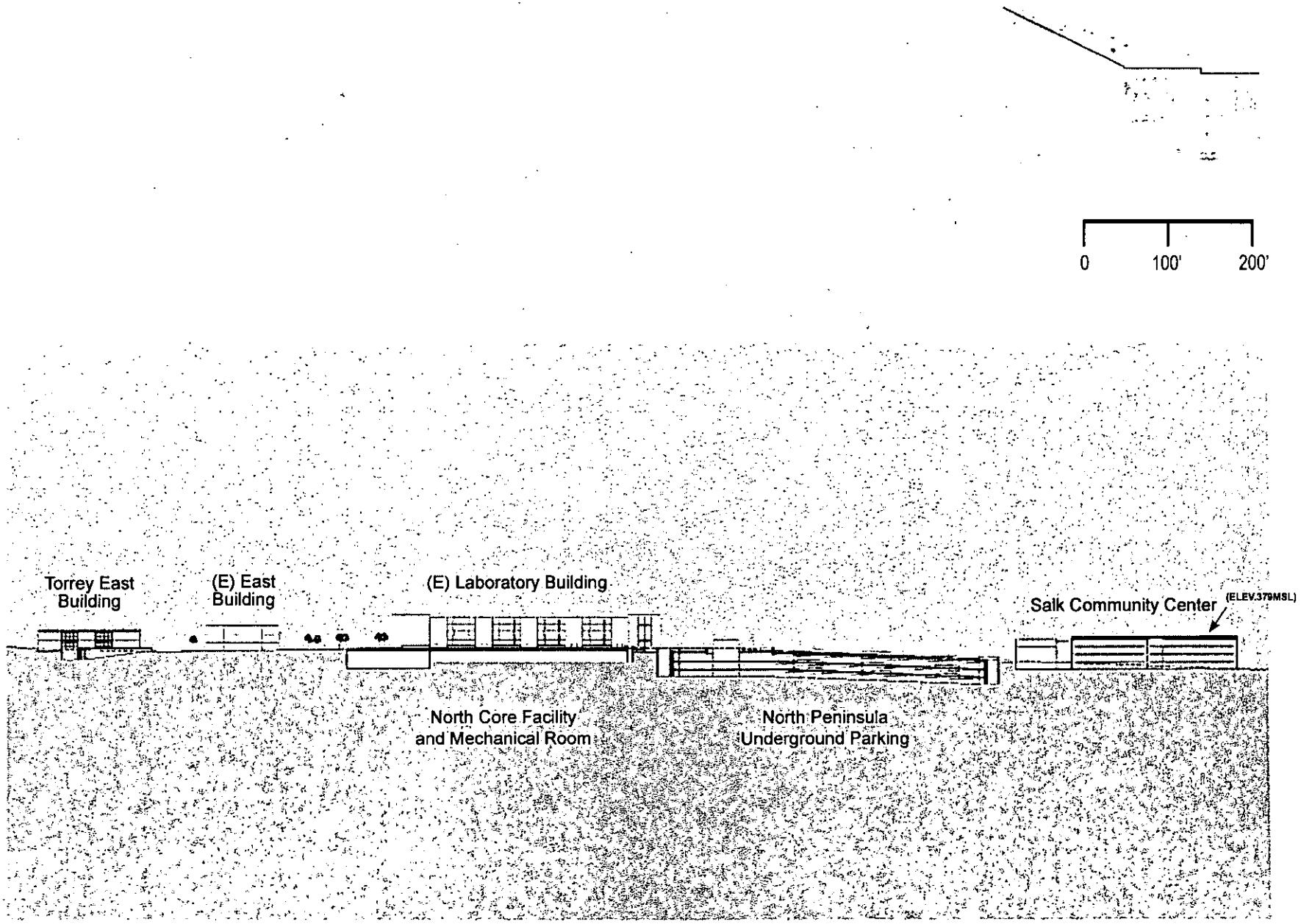
EAST - WEST SECTION

South Boundary



EAST - WEST SECTION

North Boundary



RESIDENTIAL ZONE HEIGHT DEVIATION - SALK COMMUNITY CENTER building

- The Salk Institute Property is zoned RS-1-7 (single family residential)
- Conditional Use Permit (CUP) No. 3841 permits the research and development use of the property
- The RS-1-7 zone requires that the building envelope for stuctures be angled starting at 24 feet above grade and limits building height to 30' [SDMC Table 131-04D and SDMC 131.0444(b)]
- CUP No. 3841 allows buildings to be built to elevation 420 MSL. Salk Community Center building roof elevation is 379 MSL
- The requested deviation allows the proposed Salk Community Center building to conform to the other buildings on the campus
- All buildings on the campus will comply with the maximum 30' height limits of City's Coastal Height Limit Overlay Zone requirements within SDMC 132.0505 (Prop. "D" height requirement)
- In fact, implementation of it significantly enhances the view of the Pacific Ocean and scenic La Jolla to the southwest across the North Peninsula

TRAFFIC AND PARKING

- Impacts at Genesee/I-5 interchange considered significant and unmitigated.
  - Applicant has agreed to pay fair share contribution that normally would be considered sufficient to mitigate impact
  - Only reason impact not mitigated is that the Interchange/Freeway project is not considered "assured" by the City Engineer because funding is not completely in place
  - Once improvement is built, project impacts would be fully mitigated
- Parking provided substantially underground
  - Of 1,086 spaces provided, 1,064 spaces will be underground, only 22 will remain as surface spaces

2008 MASTER PLAN UPDATE

Why is this the right plan?

- Prioritizes Science
- Realizes the Jonas Salk vision and Louis Kahn design principles
- Environmentally Sensitive
- Preserves Architectural and Historic Integrity

"However long we live, our lives are but a brief moment in the trajectory from the past into the future.

Nevertheless, it is long enough to make a difference, for better or for worse, in our lives and in the lives of others, both in our time and beyond."

Dr Jonas Salk



beyond