



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** April 2, 2015 **REPORT NO.** PC-15-035

**ATTENTION:** Planning Commission, Agenda of April 9, 2015

**SUBJECT:** Costco Southeastern San Diego Addition  
PROJECT NO. 380909. PROCESS FOUR.

**OWNER/  
APPLICANT:** COSTCO WHOLESALE CORPORATION

### SUMMARY

**Issue:** Should the Planning Commission approve an amendment to Southeastern San Diego Development Permit (SEDP) No. 94-0616 for an addition to Costco located at 650 Gateway Center Drive, within the Southeastern San Diego community plan area?

**Staff Recommendation:** APPROVE Site Development Permit/Southeastern San Diego Development Permit (SDP/SESDDP) No. 1436988.

**Community Planning Group Recommendation:** At the February 9, 2015 meeting of the Southeastern San Diego Community Planning Group, the group voted 8-0-0 to recommend approval of this project with the recommendation that the estimated Development Impact Fees (DIF) be transferred to the Willie Henderson Sports Complex for lighting and ADA improvements (Attachment 10).

**Environmental Review:** This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301(e)(1) (Existing Facilities). The environmental exemption determination was made on January 16, 2015 and the opportunity to appeal that determination ended February 2, 2015 (Attachment 7).

**Fiscal Impact Statement:** Costco Wholesale Corporation is the Financially Responsible Party responsible for costs associated with the processing of this application.

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

## **BACKGROUND**

Costco Southeastern San Diego Addition is an application for a Site Development Permit/Southeastern San Diego Development Permit (SDP/SESDDP) for an addition to an existing development defined as a "large retail commercial establishment." The 12.55 acre site is located at 650 Gateway Center Drive, in the I-1 zone of the Southeastern San Diego Planned District (Attachments 1, 2, 3, and 4).

The project site is developed with an existing 133,708 square-foot Costco warehouse building, along with a gas station, credit union, and restaurant. Costco proposes to add a 1,481 square-foot walk-in dairy cooler addition to the north side of the Costco warehouse building. As the previous Southeast Development Permit (SEDP) No. 94-0616 allowed a total of 95,211 square-feet for the Costco warehouse, an amendment to this permit is required. This proposal is meant to permit both the new dairy cooler and the additional building square footage that was permitted by a building permit in 1999 (see permit history below). This SDP/SESDDP will allow a total of 135,189 square-feet. The Costco gas station is regulated under permit number 98-0999 and no changes are proposed at this time.

Access to the site is provided via driveways off of Gateway Center Drive and Market Street. Surrounding uses include Mount Hope Cemetery to the south, existing office-industrial to the east and north, and an access ramp to I-15 to the west.

The Federal Aviation Administration (FAA) Part 77 Notice Area and Airport Influence Area (AIA) Review Area 1 overlay zones apply to this project. The San Diego County Regional Airport Authority determined that this project is consistent with the San Diego International Airport (SDIA) Airport Land Use Consistency Plan (ALUCP), in a letter dated December 11, 2014. An FAA Determination of No Hazard is not required. (Attachment 8)

### **Permit History:**

- On July 9, 1985, Southeast Development Permit (SEDP), Hillside Review Permit (HRP), and Planned Industrial Permit (PID) No. 84-0148 was approved which permitted the construction of a Costco, constructed in 1989 at 90,000 sq ft (Parcel 2). Burger King was existing on Parcel 1 and a graded pad for future development was shown on the approved Costco building permit site plan.
- On March 21, 1995, SEDP No. 94-0616 amended PID No. 84-0148 for a Tentative Map application to subdivide the site into two separate parcels. Parcel 1 was to include the existing Burger King and credit union. Parcel 2 identified the Price Club (Costco) commercial facility at 95,211 square-feet of floor area.
- On July 13, 1999 a demolition permit was issued to remove the existing 95,000 square-foot warehouse. On August 17, 1999, a building permit was issued for a 133,690 square-foot structure.

The project site is regulated by SEDP 94-0616 which permits a Costco commercial facility at

95,211 square-feet. Permit condition 7 requires that “No significant change, or substantive modifications or alterations to any of the existing structures, facilities or surface parking improvements on this site (i.e. landscaping, irrigation, or parking) shall be made unless appropriate applications for either Substantial Conformance Review (SCR) or an amendment of this permit shall have been granted as set forth in Section 101.0910 of the Municipal Code.”

A preliminary review was conducted to determine whether Costco’s proposed 1,481 square-foot addition could be found to substantially conform to SEDP 94-0616. Based on current Substantial Conformance Review (SCR) guidelines, Costco’s proposed addition – which would bring the total gross floor area (GFA) to 135,189 square-feet, could not be found to substantially conform to the 95,211 square-feet permitted under SEDP 94-0616. To allow this expansion, Costco is amending SEDP 94-0616 with this SDP/SESDDP.

Development of a large retail establishment of 100,000 or more square-feet (gross floor area), in all commercial and industrial zones, and in all planned districts, is permitted with an SDP, Process Four, pursuant to Land Development Code (LDC) Section 126.0502(d)(8). In addition, a Southeastern San Diego Development Permit (SESDDP) is required, pursuant to LDC Section 1519.0202(a)(3), which is processed as an SDP. No deviations are proposed as part of this project.

#### **Community Group Recommendation:**

The Southeastern San Diego Community Planning Group recommended approval of this project at their February 9, 2015 meeting with a recommendation that the estimated Development Impact Fees (DIF) of \$33,184.77 be transferred to the Willie Henderson Sports Complex for additional parking lot lighting and ADA improvements (Attachment 10). The City’s Facilities Financing staff administers DIF funds, and responded that the City Council determines where DIF funds are allocated when they approve the annual Capital Improvements Project (CIP) budget. Through that process, the City Council could direct Facilities Financing staff to evaluate this request.

#### **Community Plan Analysis:**

The current Southeastern San Diego Community Plan identifies this project area with an industrial designation called “Gateway Center East.” This existing development consists of a business park and commercial format. The draft community plan update (Attachment 2) identifies this area as “Regional Commercial – Residential Prohibited.” The proposed dairy cooler addition, along with the increased overall total square-footage of 135,189, is consistent with the existing community plan and draft community plan.

#### **Conclusion:**

This project complies with the applicable regulations of the Land Development Code and the City’s General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of SDP/SESDDP No. 1436988.

## ALTERNATIVES

1. **Approve SDP/SESDDP No. 1436988, with modifications.**
2. **Deny SDP/SESDDP No. 1436988, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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Alex Hempton, AICP  
Development Project Manager  
Development Services Department

VACCHI/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Airport Land Use Consistency Determination Letter
9. Project Plans
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Notice of Planning Commission Hearing
14. Southeastern San Diego Permit No. 94-0616



Page 1 of 1

ATTACHMENT 1

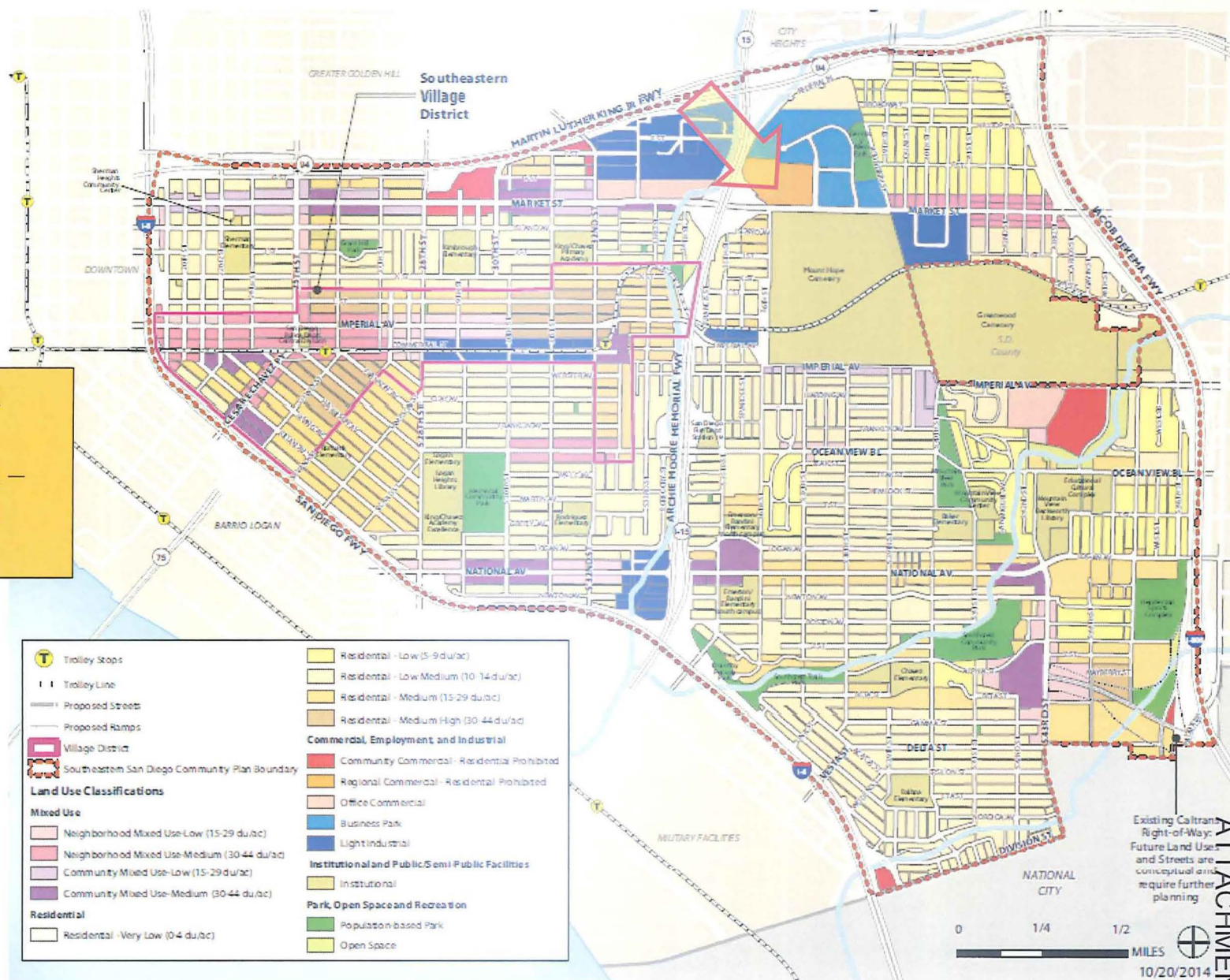


# Aerial Photo

Costco Southeastern San Diego Addition – Project Number 380909

650 Gateway Center Drive

FIGURE 2-1: Community Plan Land Use



Designated  
Regional  
Commercial –  
Residential  
Prohibited

Page 1 of 2

2-4



# Draft Community Plan Land Use Designation

Costco Southeastern San Diego Addition – Project Number 380909

650 Gateway Center Drive

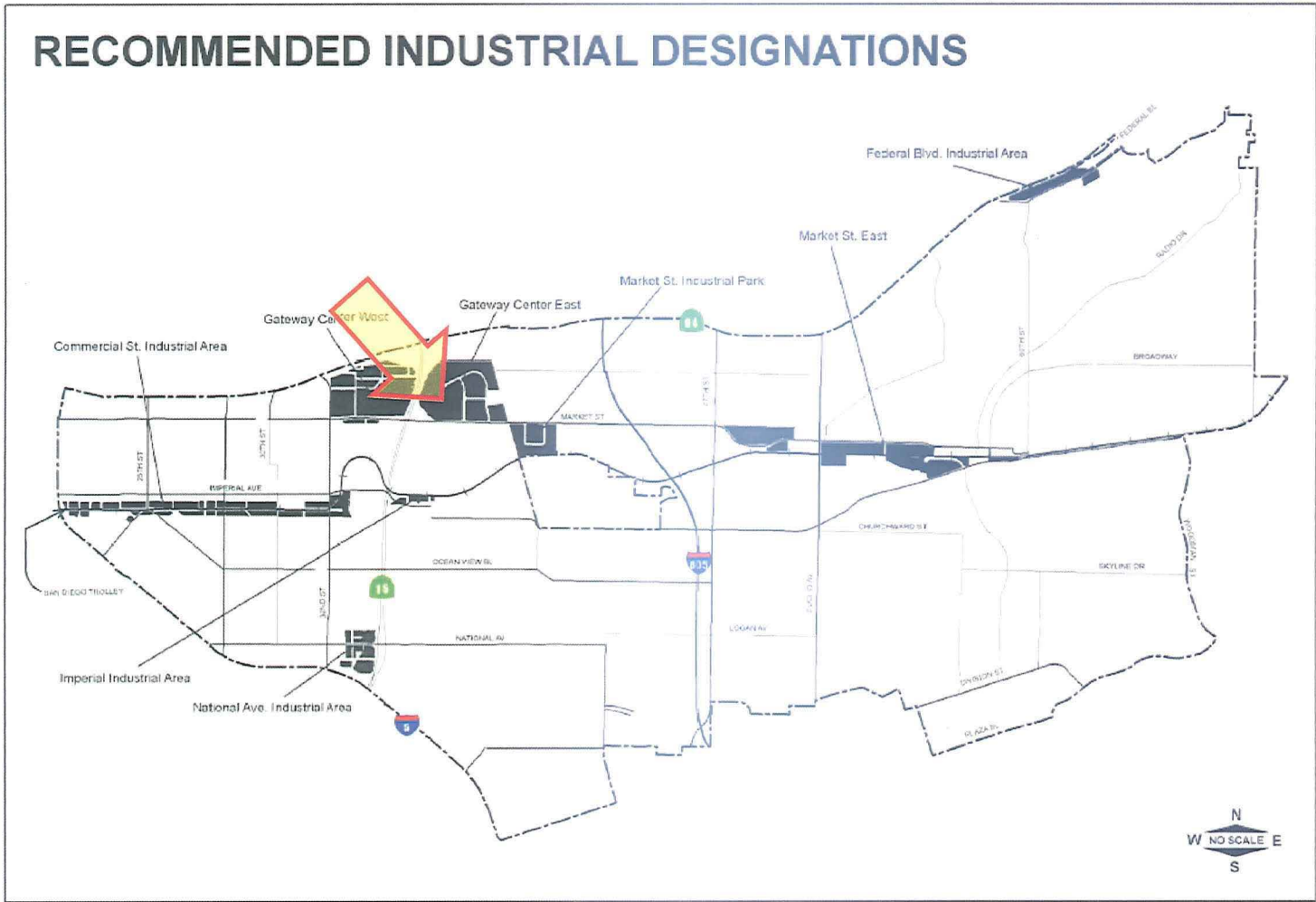
Existing Caltrans  
Right-of-Way,  
Future Land Use,  
and Streets are  
conceptual and  
require further  
planning

0 1/4 1/2  
MILES

10/20/2014

ATTACHMENT 2

# RECOMMENDED INDUSTRIAL DESIGNATIONS




**SOUTHEASTERN SAN DIEGO**  
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

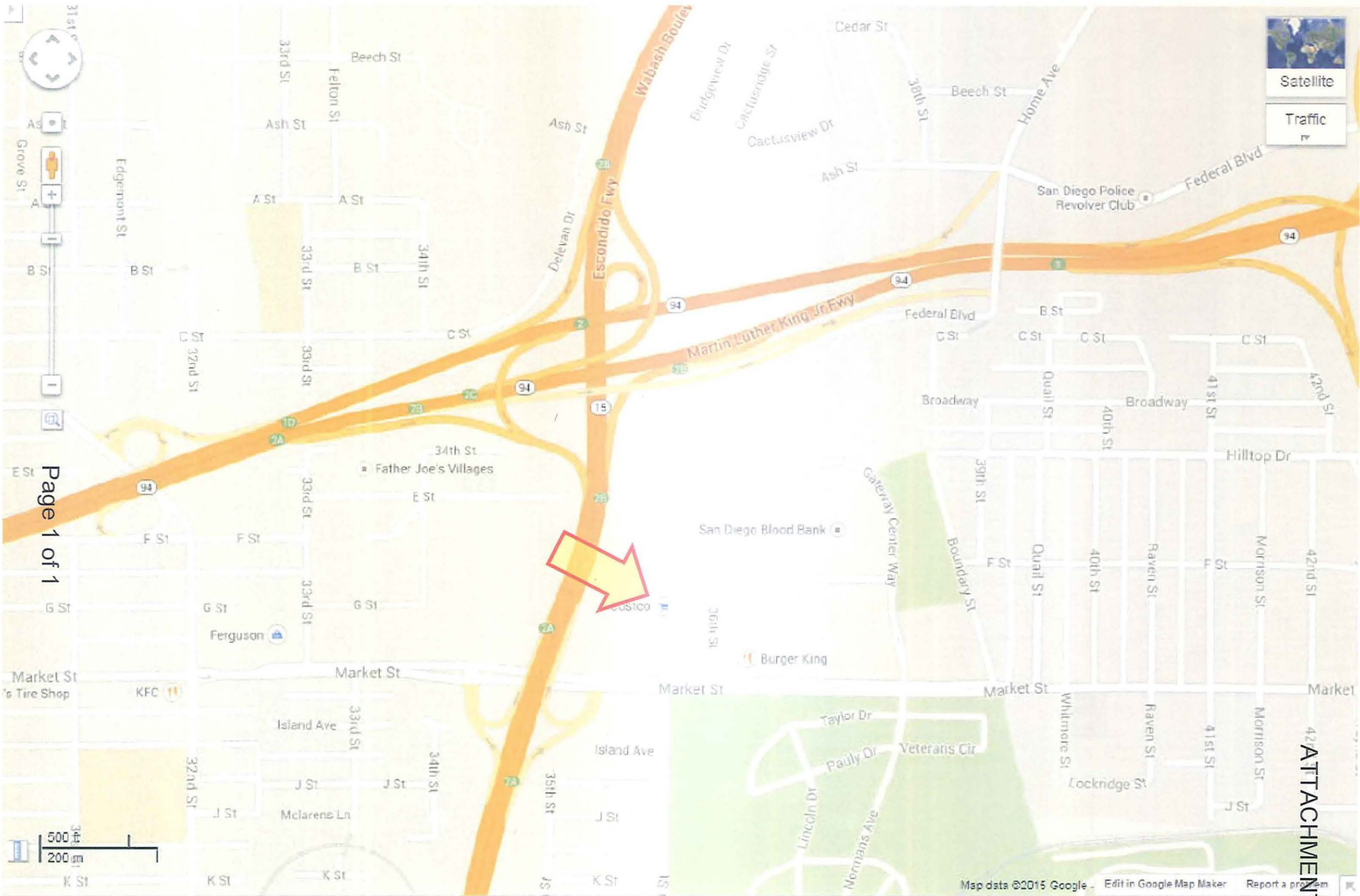


## Community Plan Land Use Designation

Costco Southeastern San Diego Addition – Project Number 380909

650 Gateway Center Drive

**FIGURE 11**  
**Designated Industrial**  
**(Gateway Center East)**



Page 1 of 1



# Project Location Map

Costco Southeastern San Diego Addition – Project Number 380909  
 650 Gateway Center Drive



ATTACHMENT 3



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Costco Southeastern San Diego Addition	
<b>PROJECT DESCRIPTION:</b>	Project proposes a 1,481 square-foot dairy cooler addition to the north side of the existing 133,708 square-foot Costco large retail commercial establishment, for a total of 135,189 square-feet.	
<b>COMMUNITY PLAN AREA:</b>	Southeastern San Diego	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Current Plan: Industrial Draft Plan: Regional Commercial	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: SESDPD-I-1		
HEIGHT LIMIT: -		
FLOOR AREA RATIO: 1.5		
FRONT SETBACK: 10'		
SIDE SETBACK: 0		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 15'		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Business Park, SESDPD-I-2	Business Park
<b>SOUTH:</b>	Institutional/Residential, SESDPD-SF-40000 and SESDPD-MF-3000	Residential and Cemetery
<b>EAST:</b>	Business Park, SESDPD-I-1	SR-56/Residential
<b>WEST:</b>	Office/Commercial, Light Industrial, Freeway, SESDPD-I-2	Freeway and Light Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	No deviations requested.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	At the February 9, 2015 meeting of the Southeastern San Diego Community Planning Group, the group voted 8-0-0 to recommend approval of this project.	

**PLANNING COMMISSION  
RESOLUTION NO. XXXX  
SITE DEVELOPMENT PERMIT/SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT  
NO. 1436988  
COSTCO SOUTHEASTERN SAN DIEGO ADDITION  
PROJECT NO. 380909  
AMENDMENT TO SOUTHEASTERN DEVELOPMENT PERMIT (SEDP) NO. 94-0616**

WHEREAS, COSTCO WHOLESALE CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit to amend SEDP No. 94-0616 to allow for a 135,189 square-foot Costco warehouse where 95,211 square-feet was previously permitted (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1436988), on portions of a 12.55-acre site;

WHEREAS, the project site is located at 650 Gateway Center Drive in the SESDPD-I-1 zone of the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17557, 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, July 20, 1995, as instrument number 1995-0309864 of Official Records;

WHEREAS, on April 9, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 1436988 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 16, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301(e)(1) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 April 9, 2015.

FINDINGS:

**Findings for all Site Development Permits (LDC Section 126.0504)**

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

The Southeastern San Diego Planned District is designed to implement the Southeastern San Diego Community Plan, by providing reasonable development criteria for the construction or alteration of quality residential, commercial, and industrial development throughout the Southeastern San Diego community. The regulations provide for architectural and landscape requirements, which this project complies with, in order to result in the desired development quality level. The currently adopted Southeastern San Diego Community Plan designates this site as industrial . The property was initially developed under Planned Industrial Development (PID) No. 84-0184, which was later amended by Southeast Development Permit

(SEDP) No. 94-0616. The proposed development fully complies with the adopted Southeastern San Diego Community Plan and the associated Planned District Ordinance, including the existing zone requirements for off-street parking, minimum floor area ratio, building coverage, minimum lot area, width, depth, and street frontage. The existing land uses on this site comply with the land use and development objectives for this area. Based on this analysis, the development will not adversely affect the applicable land use plan and is consistent with the Southeastern San Diego Planned District.

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

The permit includes conditions of approval relevant to the project's compliance with the applicable regulations of the Municipal Code in effect for this site to assure the health, safety, and general welfare of persons residing or working in the area. In addition, all proposed building additions requiring a building permit will be reviewed for compliance with the applicable building safety codes, prior to the issuance of any construction permits.

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

The proposed Costco addition is classified as a "large retail establishment" by the Land Development Code. As the development exceeds 100,000 square-feet, a Site Development Permit (SDP), Process Four, is required. An SDP is required in order to establish a review process by which the proposed development is evaluated, in order to reduce potential significant impacts on the surrounding area, based on site-specific conditions applied to the project as necessary to assure that the development does not adversely affect the applicable land use plan. This project complies with the applicable Southeastern San Diego Planned District (SESDDPD) I-1 zone development regulations along with the supplemental regulations, applicable to large retail establishments. The proposed development complies with all applicable regulations of the Land Development Code and no deviations are requested as part of this project.

**Findings for Southeastern San Diego Development Permits (LDC Section 1519.0202)**

**1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;**

The Southeastern San Diego Planned District is designed to implement the Southeastern San Diego Community Plan, by providing reasonable development criteria for the construction or alteration of quality residential, commercial, and industrial development throughout the Southeastern San Diego community. The regulations provide for architectural and landscape requirements, which this project complies with, in order to result in the desired development quality level. The currently adopted Southeastern San Diego Community Plan designates this site as industrial. The property was initially developed under Planned Industrial Development (PID) No. 84-0184, which was later amended by Southeast Development Permit (SEDP) No. 94-0616. The proposed development fully complies with the adopted Southeastern San Diego

Community Plan and the associated Planned District Ordinance, including the existing zone requirements for off-street parking, minimum floor area ratio, building coverage, minimum lot area, width, depth, and street frontage. Based on this analysis, the development will not adversely affect the applicable land use plan and is consistent with the Southeastern San Diego Planned District.

- 2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;**

The proposed development is compatible with existing and planned land use on adjoining properties. The project site is bounded by I-15 to the west, Market Street and Mount Hope Cemetery to the south, and an existing business park to the north and east. The current community plan specifies this property as industrial and the draft community plan update land use plan identifies the property as “regional commercial.” The proposed development is compatible with both the existing and proposed land use plans. The development is able to integrate effectively with its surroundings by implementing the required Southeastern San Diego Planned District I-1 zone architectural elements into the design of the warehouse building and the site design. The project provides the required landscape improvements, both at the perimeter of the property and within the vehicular use areas. Based on the architectural improvements and landscape site design, along with overall compliance with the planned district requirements, the project is able to achieve architectural harmony with the surrounding neighborhood and community as far as is practicable.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The permit includes conditions of approval relevant to the project’s compliance with the applicable regulations of the Municipal Code in effect for this site to assure the health, safety, and general welfare of persons residing or working in the area. In addition, all proposed building additions requiring a building permit will be reviewed for compliance with the applicable building safety codes, prior to the issuance of any construction permits.

- 4. The proposed use will comply with the relevant regulations of the Municipal Code.**

The proposed Costco addition is classified as a “large retail establishment” by the Land Development Code. As the development exceeds 100,000 square-feet, a Site Development Permit (SDP), Process Four, is required. An SDP is required in order to establish a review process by which the proposed development is evaluated, in order to reduce potential significant impacts on the surrounding area, based on site-specific conditions applied to the project as necessary to assure that the development does not adversely affect the applicable land use plan. This project complies with the applicable Southeastern San Diego Planned District (SESDDP) I-1 zone development regulations along with the supplemental regulations, applicable to large retail establishments. The proposed development complies with all applicable regulations of the Land Development Code and no deviations are requested as part of this project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit/Southeastern San Diego Development Permit No. 1436988 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1436988, a copy of which is attached hereto and made a part hereof.

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Alex Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: April 9, 2015

SAP or WBS Number: 24004915

Modified HMD 1-26-15

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004915

**SITE DEVELOPMENT PERMIT/SOUTHEASTERN SAN DIEGO DEVELOPMENT  
PERMIT NO. 1436988  
COSTCO SOUTHEASTERN SAN DIEGO ADDITION  
PROJECT NO. 380909  
AMENDMENT TO SOUTHEASTERN DEVELOPMENT PERMIT (SEDP) NO. 94-0616  
PLANNING COMMISSION**

This SITE DEVELOPMENT PERMIT (SDP) NO. 1436988 is granted by the **Planning Commission** of the City of San Diego to COSTCO WHOLESALE CORPORATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 1519.0202. The 12.55-acre site is located at 650 Gateway Center Drive in the Southeastern San Diego Planned District (SESDDP) I-1 zone of the Southeastern San Diego Community Plan Area. The project site is legally described as: Parcel 2 of Parcel Map No. 17557, 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, July 20, 1995, as instrument number 1995-0309864 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a large retail commercial establishment described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 9, 2015, on file in the Development Services Department.

The project shall include:

- a. A 1,481 square-foot dairy cooler addition to the north side of the existing 133,708 square-foot Costco large retail commercial establishment, for a total of 135,189 square-feet. (The Costco gas station is regulated under permit number 98-0999.)
- b. The terms and conditions of SEDP No. 94-0616 continue to apply to the project site, except as modified by this SDP.

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 23, 2015.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

**ENGINEERING REQUIREMENTS:**

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



12. 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.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

14. Prior to issuance of any construction permits for structures, landscape and irrigation construction documents for the Area of Work, consistent with the Land Development Manual, Municipal Code and Landscape Standards, shall be submitted to the Development Services Department (DSD) for approval. Plans shall show connectivity to an existing irrigation and rain sensor. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the DSD.

15. 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 a Final Landscape Inspection.

16. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

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

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

19. Tree protection Notes and measures shall be incorporated on to the construction drawings.

**PLANNING/DESIGN REQUIREMENTS:**

20. No fewer than 659 parking spaces (696 spaces proposed with 612 spaces within the Costco site Parcel 2, and 84 spaces within Parcel 1) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's land Development Code and shall

not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

21. 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.

22. 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.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on April 9, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: SDP No. 1436988  
Date of Approval: 4/9/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Alex Hempton, AICP  
Development Project Manager

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

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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.

**COSTCO WHOLESALE  
CORPORATION**  
Owner/Permittee

By \_\_\_\_\_  
Gail Tsuboi  
Officer

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



THE CITY OF SAN DIEGO

Date of Notice: January 16, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004915

**PROJECT NAME/NUMBER:** Costco SE San Diego Addition/380909  
**COMMUNITY PLAN AREA:** Southeastern San Diego Community Plan  
**COUNCIL DISTRICT:** 9  
**LOCATION:** 650 Gateway Center Drive, San Diego, CA 92102

**PROJECT DESCRIPTION** The project proposes an amendment to the Planned Industrial Development (PID) Permit No. 94-0616 to allow for the construction of a 1,481 square-foot addition to an existing 133,708 square-foot- warehouse/retail building on a 12.55 acre site.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** CEQA Exemption 15301(e) (1)-(Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. An amendment to a PID to allow for the construction of a 1,481 square-foot addition to an existing 133,708 square-foot-building is a negligible expansion of use. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Alexander Hempton  
**MAILING ADDRESS:** 1222 First Avenue, MS 501  
San Diego, CA 92101  
**PHONE NUMBER:** (619) 446-5349

On January 16, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

## ATTACHMENT 7

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 2, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

SAN DIEGO COUNTY  
REGIONAL AIRPORT AUTHORITYP.O. BOX 82776, SAN DIEGO, CA 92138-2776  
619.400.2400 WWW.SAN.ORG

December 11, 2014

Mr Alex Hampton  
City of San Diego  
Department of Development Services  
1222 First Avenue, M. S. 501  
San Diego, California 92101Re: Airport Land Use Commission Consistency Determination – Expansion of Area of Existing  
Retail Service Building at 650 Gateway Center Drive, City of San Diego; APN 546-440-30

Dear Mr Hampton:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the SDIA ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves the expansion in area of an existing retail sales building to add a dairy cooler.
- (2) The proposed project is located within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies retail and storage uses within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because the expansion does not increase the height of the existing building.
- (4) The proposed project is located outside all safety zones.
- (5) Therefore, the proposed project is consistent with the adopted SDIA ALUCP.
- (6) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

SAN DIEGO  
INTERNATIONAL  
AIRPORT

Mr Hampton  
Page 2

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,

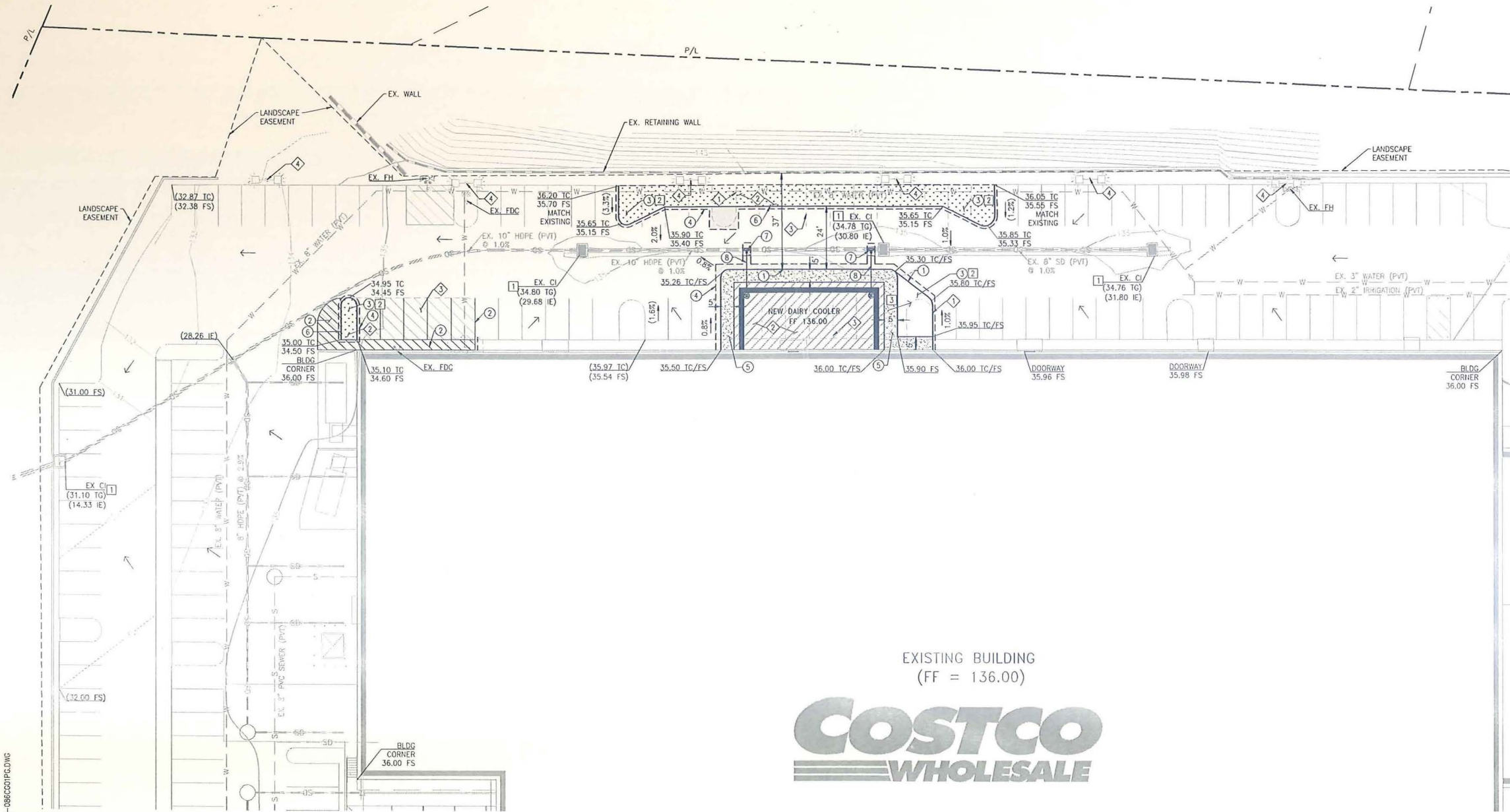
A handwritten signature in cursive script that reads "Angela Jamison".

Angela Jamison  
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA -- General Counsel  
Ron Bolyard, Caltrans -- Division of Aeronautics  
Chris Schmidt, Caltrans, District 11  
Tait Galloway, City of San Diego







**LEGEND:**

- AC PAVING
- CONCRETE PAVEMENT
- LANDSCAPE
- DRAINAGE ARROW
- LIMITS OF WORK

**DEMO NOTES:**

- 1 REMOVE AND DISPOSE CURB
- 2 REMOVE EXISTING ASPHALT & BASE
- 3 SANDBLAST EXISTING STRIPING
- 4 PROTECT EXISTING LIGHT POLE IN PLACE

**CONSTRUCTION NOTES:**

- 1 0" CURB (FLUSH)
- 2 STRIPING PER ARCHITECTURAL PLANS
- 3 LANDSCAPING PER LANDSCAPE ARCHITECT PLANS
- 4 SAWCUT LINE
- 5 4" PCC SIDEWALK
- 6 6" CURB
- 7 8"x8"x6" PVC TEE
- 8 6" PVC STORM DRAIN

**STORMWATER BMP NOTES**

- 1 PROVIDE STORM WATER STAMPING/SIGNAGE ON EXISTING DRAIN INLET WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING-I LIVE DOWNSTREAM") SATISFACTORY TO THE CITY ENGINEER.
- 2 MINIMIZE IMPERVIOUS FOOTPRINT BY REPLACING PAVEMENT WITH LANDSCAPING
- 3 DISPERSE RUNOFF TO ADJACENT LANDSCAPING

EXISTING BUILDING  
(FF = 136.00)



**BENCHMARK**

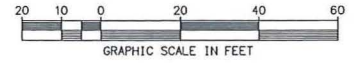
THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG IN THE NOSE OF THE ISLAND ON MARKET STREET AT THE ENTRANCE TO MOUNT HOPE CEMETERY.  
ELEV. = 149.103 MSL (1970 ADJUSTMENT)

**SOURCE OF TOPOGRAPHY**

TOPOGRAPHY SHOWN HEREIN IS BASED ON FIELD SURVEY PERFORMED BY FUSCOE ENGINEERING, INC ON 8/21/14 SUPPLEMENTED WITH AS-BUILT RECORD DRAWINGS.

**GRADING QUANTITIES:**

APPROXIMATE DISTURBANCE AREA = 4,500 SQFT  
CUT QUANTITIES: 80 CY  
FILL QUANTITIES: 80 CY  
BUILDING OVEREX & RECOMPACT: 220 CY \*  
MAX CUT DEPTH / SLOPE RATIO: 1' / 1A \*\*  
MAX FILL DEPTH / SLOPE RATIO: 1' / 1A \*\*  
IMPORT/EXPORT: 0 CY  
\* ASSUMES 3" BUILDING OVEREXCAVATION & RECOMPACT  
\*\* EXCLUDES 3" BUILDING OVEREXCAVATION & RECOMPACT



S.E. SAN DIEGO, CA  
# 483

650 GATEWAY CENTER DR.  
SAN DIEGO, CA 92102



6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 \* fax 858.597.0335  
www.fuscoe.com

99-0690-21  
NOVEMBER 25, 2014

C-1

SHEET 2 OF 10

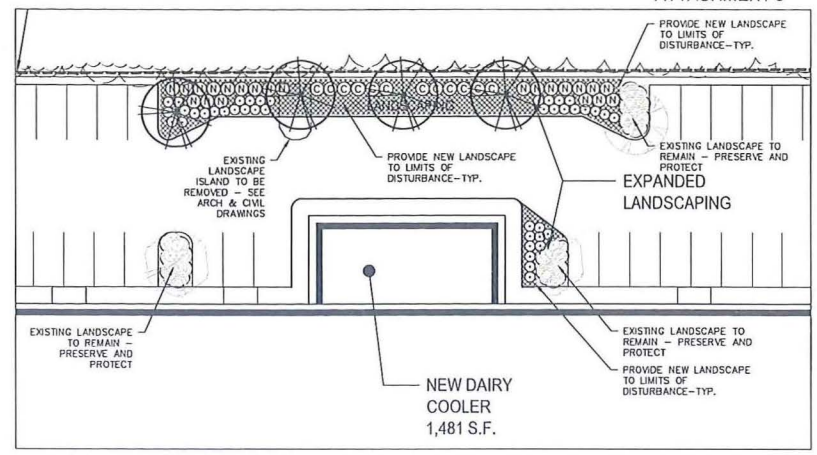
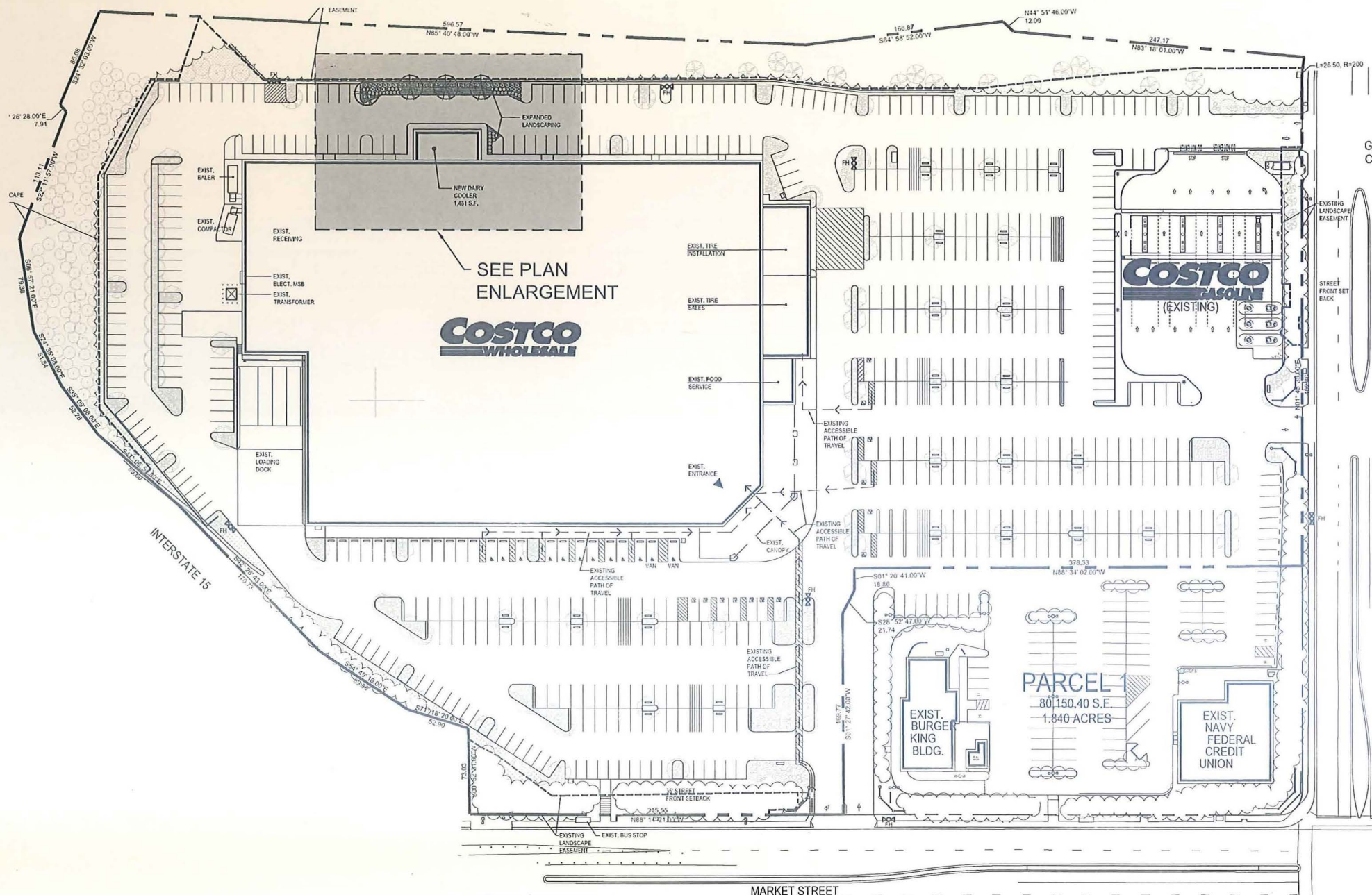
**COSTCO WHOLESALE**

S.E. SAN DIEGO, CALIFORNIA

**PRELIMINARY GRADING AND UTILITY PLAN**

NOVEMBER 25, 2014

5/14/2013 10:18:07 AM F:\PROJECTS\156\086\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\2155-086C00P01.DWG



1 PLAN ENLARGEMENT SCALE: 1"=20'-0"

**LANDSCAPE LEGEND** (SYMBOLS SHOWN AT 1" = 20'-0")

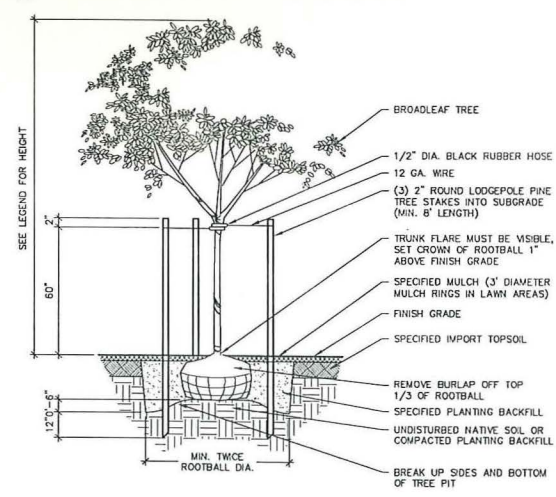
SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE/CONDITIONS/REMARKS	NATURE HT./SPR.	FORM
<b>EXISTING LANDSCAPE TO REMAIN - SAVE AND PROTECT</b>					
(Symbol)		PISTACHIA CHINENSIS	CHINESE PISTACHE	35' HT., 25' SPR.	BROAD
(Symbol)		CUPANOPSIS ANACARDIODES	CARROTWOOD TREE	40' HT., 40' SPR.	BROAD
(Symbol)		ESCALLONIA 'TRADES'	TRADES ESCALLONIA	5' HT., 5' SPR.	BROAD
(Symbol)		OSTIUS PURPUREUS	ORCHID ROCKROSE	5' HT., 5' SPR.	BROAD
(Symbol)		RHAPHOLEPSIS INDICA 'CLARA'	INDIAN HAWTHORN	3' HT., 5' SPR.	BROAD
(Symbol)		FRAGARIA CHILOENSIS	SAND STRAWBERRY	6' HT., 8' SPR.	SPREADING
<b>BROADLEAF TREES (FOR SHADE)</b>					
(Symbol)		LEPOSTEMON CONFERTUS	MIN. 24" BOX, MIN. 10' HT., MIN. 2" CAL., SPACING AS SHOWN, WELL-BRANCHED ABOVE 6' HT.	60' HT., 40' SPR.	BROAD
(Symbol)		PISTACHIA CHINENSIS	CHINESE PISTACHE	40' HT., 30' SPR.	BROAD
(Symbol)		QUERCUS ILEX	HOLLY OAK	50' HT., 40' SPR.	BROAD
<b>SHRUBS (FOR SCREENING AND MASSING)</b>					
(Symbol)	12	OSTIUS PURPUREUS	MIN. 5 GAL. CONT., MIN. 21" HT., SPACING AS SHOWN.	5' HT., 5' SPR.	BROAD
(Symbol)	22	NERIUM OLEANDER 'PETITE PINK'	MIN. 5 GAL. CONT., MIN. 21" HT., SPACING AS SHOWN.	5' HT., 5' SPR.	BROAD
(Symbol)	40	RHAPHOLEPSIS INDICA 'CLARA'	MIN. 5 GAL. CONT., MIN. 18" HT., SPACING AS SHOWN.	3' HT., 5' SPR.	BROAD
(Symbol)	AS REQUIRED	FRAGARIA CHILOENSIS	1 GAL. CONT., AT 24" O.C. TRIANGULAR SPACING	6' HT., 8' SPR.	SPREADING

**LANDSCAPE CALCULATIONS** (SHOWN FOR PERMITTING PURPOSES ONLY)

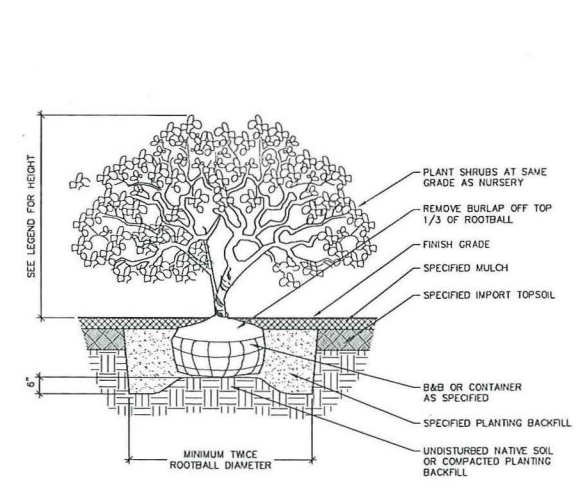
EXISTING LANDSCAPE S.F. REMOVED	= -144 S.F.
NEW LANDSCAPE S.F.	= +1,550 S.F.
<b>NET GAIN LANDSCAPE AREA</b>	<b>= +1,406 S.F.</b>
EXISTING PLANT POINTS REMOVED	= -164 total pts.
(1) EX TREE @ 6' CAL. (150/ea.)	= 150 pts.
(7) EX SHRUBS @ 5 GAL. (2/ea.)	= 14 pts.
<b>NEW PLANT POINTS PROVIDED</b>	<b>= +528 total pts.</b>
(7) TREES @ 24" BOX (20/ea.)	= 140 pts.
(74) SHRUBS @ 5 GAL. (2/ea.)	= 148 pts.
(240) SHRUBS @ 1 GAL. (1/ea.)	= 240 pts.
<b>NET GAIN PLANT POINTS</b>	<b>= +364 POINTS</b>
EXISTING TOTAL PARKING STALLS	= 636
PROPOSED TOTAL PARKING STALLS	= 621
<b>NET GAIN / LOSS TOTAL PARKING STALLS</b>	<b>= -15 STALLS</b>



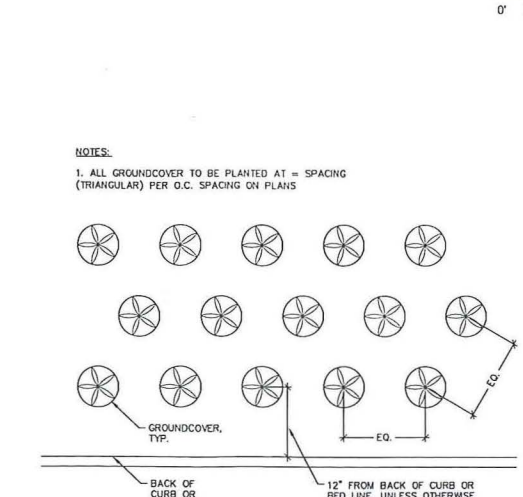
OVERALL PLAN



A DECIDUOUS TREE PLANTING Scale: 3/8"=1'-0"



B SHRUB / GROUNDCOVER PLANTING Scale: NTS



C GROUNDCOVER SPACING Scale: 1"=1'-0"

**LANDSCAPE NOTES**

- ALL PLANT MATERIAL TO BE NEW AND IN ACCORDANCE WITH THE SIZES AND TYPES SPECIFIED IN THE LEGEND.
- SAVE AND PROTECT EXISTING VEGETATION SHOWN TO REMAIN. ANY DAMAGE TO EXISTING PLANTS SHOWN TO REMAIN SHALL BE REPLACED WITH THE SAME SIZE AND VARIETY AS EXISTING. PATCH AND REPAIR ALL LANDSCAPE AREAS DISTURBED BY IRRIGATION MODIFICATIONS TO EXISTING SYSTEM.
- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING LOW-VOLUME IRRIGATION SYSTEM WHICH MEETS THE REQUIREMENTS OF THE CITY OF SAN DIEGO.
- IMPORT TOPSOIL WILL BE PROVIDED IN ALL NEW LANDSCAPE AREAS. SEE SPECIFICATIONS FOR SOIL DEPTH, TESTING, AMENDMENTS, AND ADDITIONAL REQUIREMENTS.
- A SOILS AND PERCOLATION TEST IS REQUIRED TO DETERMINE WHAT AMENDMENTS ARE REQUIRED FOR TOPSOIL IN ALL LANDSCAPE AREAS. TEST RESULTS MUST BE SUBMITTED AND APPROVED PRIOR TO PLANTING AND IRRIGATION INSTALLATION.
- WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED TO WITHIN 24" OF TREES AND WITHIN 18" OF SHRUBS.
- CROWN ALL PLANTING BEDS AND PARKING ISLANDS MIN. 6" - 12" HT. WITH SPECIFIED TOPSOIL.
- ALL LANDSCAPE MATERIAL, INSTALLATION, & MAINTENANCE SHALL COMPLY WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
- ALL NEW SHRUB AND GROUNDCOVER AREAS ARE TO BE MULCHED WITH A MINIMUM 2" DEPTH OF SPECIFIED MULCH.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- COSTCO WHOLESALE (OWNER) AND THEIR LANDSCAPE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF LANDSCAPE AREAS.
- LIMITS OF WORK SHOWN ARE APPROXIMATE. SINCE ACTUAL LIMITS OF DISTURBANCE MAY INCREASE DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR, REGRADE, AND BLEND WITH THE EXISTING SITE. THIS SHALL INCLUDE NEW TOPSOIL, MULCH, IRRIGATION AND GROUNDCOVER AS NECESSARY.

**NOTES TO BIDDERS REGARDING PRICING OF PRELIMINARY LANDSCAPE PLAN:**

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL MINIMUM 6" DEPTH HIGH QUALITY IMPORT TOPSOIL. THOROUGHLY INCORPORATE FIRST 4" INTO SUBGRADE BY TILLING OR OTHER MECHANICAL MEANS. INSTALL MINIMUM 4" DEPTH ADDITIONAL TOPSOIL AFTER INCORPORATION OF FIRST LIFT. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
  - CONNECTION TO EXISTING SYSTEM TO INCLUDE THE USE OF:
    - (1) NEW RAINBIRD PEB-PRS-D CONTROL VALVE
    - RAINBIRD 1800 SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES
    - CLASS 200 PVC MAINLINE AND LATERALS
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.



650 GATEWAY CENTER DR. SAN DIEGO, CA 92102



1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1425.463.2000 | 1425.463.2002

MulvannyG2.com

99-0690-21  
NOVEMBER 25, 2014  
CONCEPT  
LANDSCAPE PLAN  
SDP CORRECTIONS  
L1.1

**COSTCO WHOLESALE**

S.E. SAN DIEGO, CALIFORNIA

**CONCEPT LANDSCAPE PLAN**

NOVEMBER 25, 2014

# PROJECT DATA

CLIENT: COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 650 GATEWAY CENTER DRIVE  
 SAN DIEGO, CALIFORNIA 92102

ZONING: I-1 ZONE OF THE SOUTHEASTERN  
 SAN DIEGO PLANNED DISTRICT  
 1) OVERLAY ZONES: FAA PART 77  
 NOTIFICATION AREA (SDIA) AND  
 AIRPORT INFLUENCE AREA,  
 REVIEW AREA 1,  
 2) PERMITS: PID 94-0148, PID  
 96-0175, SEPD 94-0616 AND HRP /  
 SEDP / PID / CUP / 98-0999

SITE AREA (GROSS): 12.55 ACRES (547,042 S.F.)  
 MAX ALLOWABLE LOT COVERAGE: 273,521 S.F. (50%)  
 MAX ALLOWED FAR: 820,563 S.F. (1.5 FAR)  
 EXISTING FLOOR AREA RATIO: 137,628 S.F. (.252 FAR)  
 REQUIRED SETBACKS:  
 FRONT 10'-0"  
 STREET SIDE 10'-0"  
 REAR 0'-0"

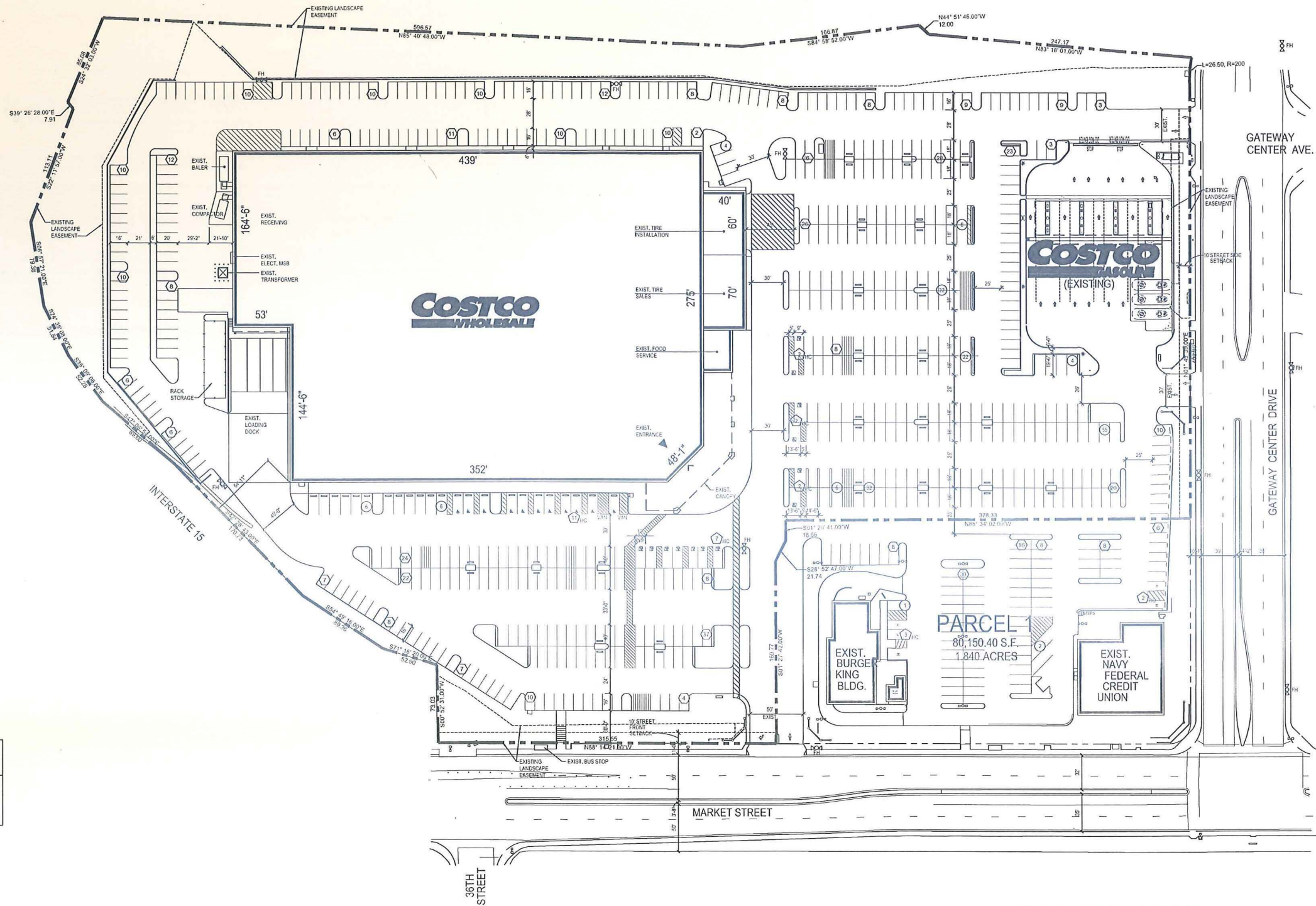
JURISDICTION: CITY OF SAN DIEGO  
 OCCUPANCY: M - MERCANTILE  
 CONSTRUCTION: TYPE V-B, SPRINKLERED

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN  
 PREPARED BY USING  
 SURVEY INFORMATION BY  
 FUSCOE ENGINEERING,  
 DATED 3-14-95.

EXIST. BUILDING DATA:  
 EXIST. BUILDING AREA 127,441 S.F.  
 EXIST. TIRE CENTER 5,200 S.F.  
 EXIST. FOOD SERVICE 1,067 S.F.  
 TOTAL EXIST. BUILDING 133,708 S.F.  
 EXIST. COSTCO GAS CANOPY 3,840 S.F.  
 EXIST. CONTROLLER ENCLOSURE 80 S.F.

EXIST. COSTCO PARKING DATA:  
 10' WIDE STALLS 175 STALLS  
 9' WIDE STALLS 429 STALLS  
 ACCESSIBLE STALLS 24 STALLS  
 TOTAL EXIST. PARKING 628 STALLS

EXIST. PARKING FOR BURGER KING  
 AND NAVY CREDIT UNION INCLUDING  
 5 ACCESSIBLE PARKING STALLS 84 STALLS  
 TOTAL PARKING FOR CENTER 712 STALLS  
 PARKING REQUIRED PER  
 SEPD NO. 94-0616 659 STALLS



DATE	DESCRIPTION
11/25/14	SDP COMMENTS



## LEGEND:

EXISTING FIRE HYDRANT  
 F.H.



S.E. SAN DIEGO, CA  
 # 483  
 650 GATEWAY CENTER DR.  
 SAN DIEGO, CA 92102



1110 112TH AVE. NE | SUITE 500  
 BELLEVUE, WA | 98004  
 1.425.463.2000 | 1.425.463.2002

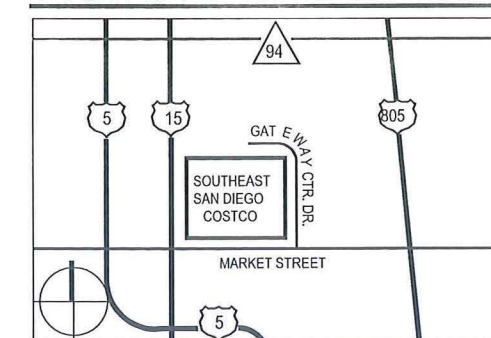
MulvannyG2.com

99-0690-21  
 SEPTEMBER 4, 2014  
 EXISTING  
 SITE PLAN

DD10.01

SHEET 4 of 10

## VICINITY MAP



# COSTCO WHOLESALE

S.E. SAN DIEGO, CALIFORNIA

# EXISTING SITE PLAN

SEPTEMBER 4, 2014

# PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 650 GATEWAY CENTER DRIVE  
SAN DIEGO, CALIFORNIA 92102

ZONING: I-1 ZONE OF THE SOUTHEASTERN  
SAN DIEGO PLANNED DISTRICT  
1) OVERLAY ZONES: FAA PART 77  
NOTIFICATION AREA (SDIA) AND  
AIRPORT INFLUENCE AREA,  
REVIEW AREA 1.  
2) PERMITS: PID 84-0148, PID  
86-0175, SEDP 94-0616 AND HRP /  
SEDP / PID / CUP / 68-0999

SITE AREA (GROSS): 12.55 ACRES (547,042 S.F.)  
MAX ALLOWABLE  
LOT COVERAGE: 273,521 S.F. (50%)  
PROPOSED LOT  
COVERAGE: 139,109 S.F. (25.4%)  
MAX ALLOWED FLOOR  
AREA RATIO (FAR): 820,563 S.F. (1.5 FAR)  
PROPOSED FAR: 135,269 S.F. (.247 FAR)

REQUIRED SETBACKS:  
FRONT 10'-0"  
STREET SIDE 10'-0"  
REAR 0'-0"

JURISDICTION: CITY OF SAN DIEGO  
OCCUPANCY: M - MERCANTILE  
CONSTRUCTION: TYPE V-B, SPRINKLERED

BOUNDARIES  
INFORMATION: THIS PLAN HAS BEEN  
PREPARED BY USING  
SURVEY INFORMATION BY  
FUSCO ENGINEERING,  
DATED 3-14-95.

EXIST. BUILDING DATA:

EXIST. BUILDING AREA	127,441 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. FOOD SERVICE	1,067 S.F.
TOTAL EXIST. BUILDING	133,708 S.F.
NEW DAIRY COOLER ADDITION	1,481 S.F.
TOTAL BUILDING	135,189 S.F.
EXIST. COSTCO GAS CANOPY	3,840 S.F.
EXIST. CONTROLLER ENCLOSURE	80 S.F.

EXIST. COSTCO PARKING DATA:

10' WIDE STALLS	175 STALLS
9' WIDE STALLS	429 STALLS
ACCESSIBLE STALLS	24 STALLS
TOTAL EXIST. PARKING	628 STALLS

PROPOSED COSTCO PARKING:

10' WIDE STALLS	175 STALLS
9' WIDE STALLS	413 STALLS
ACCESSIBLE STALLS	24 STALLS
TOTAL PROPOSED PARKING	612 STALLS

PROPOSED LOSS OF COSTCO  
PARKING 16 STALLS

EXIST. PARKING FOR BURGER KING  
AND NAVY CREDIT UNION INCLUDING  
5 ACCESSIBLE PARKING STALLS 84 STALLS

TOTAL PARKING FOR CENTER 696 STALLS

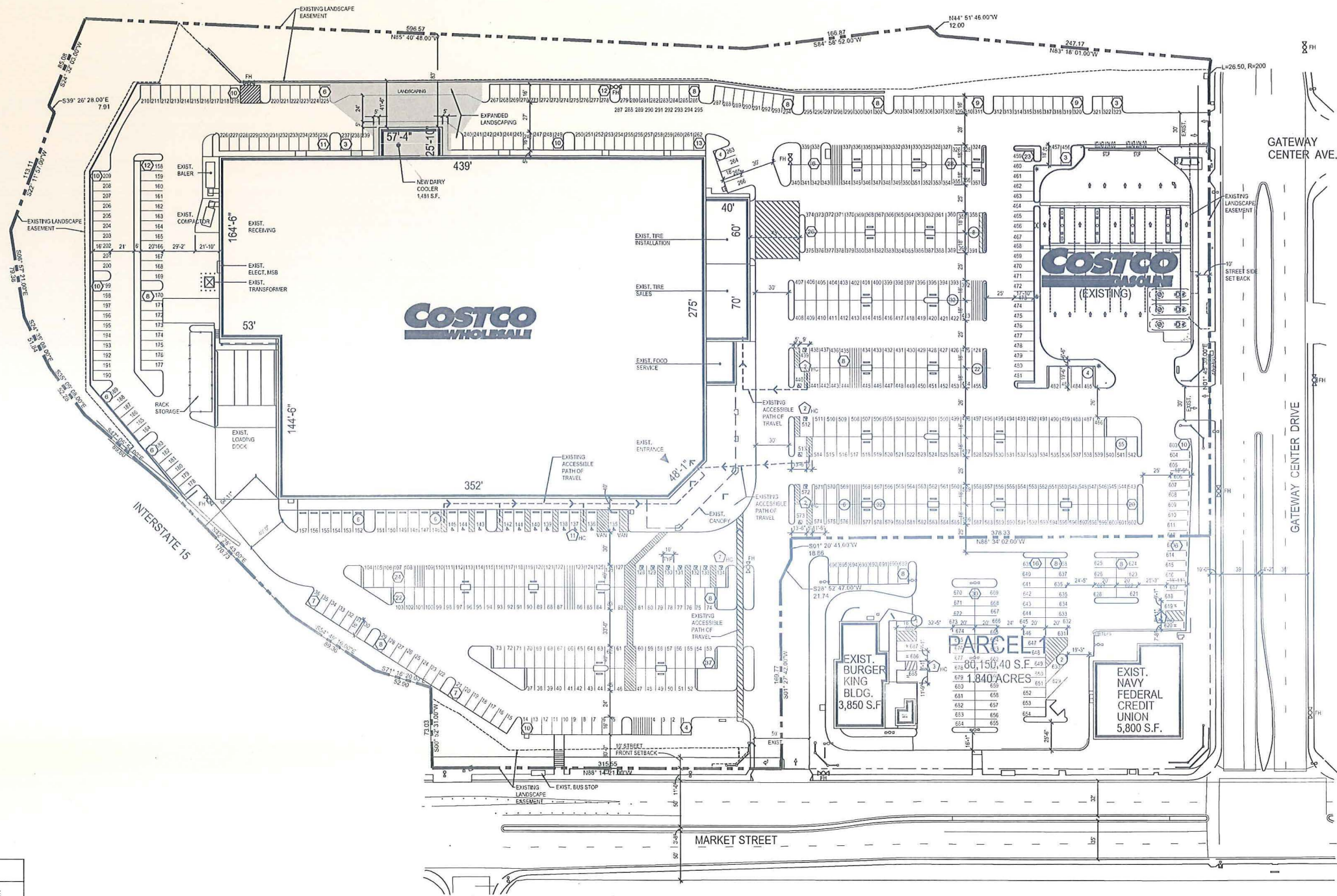
PARKING REQUIRED PER  
SEPD NO. 94-0616 659 STALLS

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

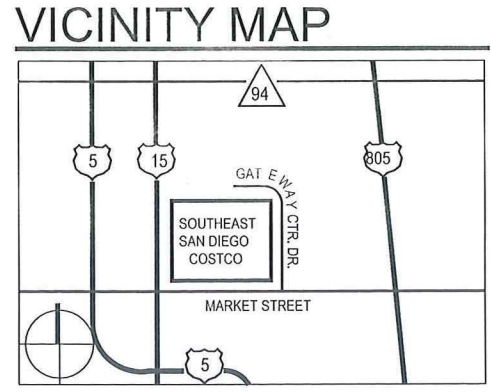
NOTES:  
1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE  
STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6 (U.F.C. 901.4.4)

LEGEND:

	EXISTING FIRE HYDRANT
	F.H.



DATE	DESCRIPTION
11.25.14	SDP COMMENTS



**COSTCO WHOLESALE**  
S.E. SAN DIEGO, CA  
# 483  
650 GATEWAY CENTER DR.  
SAN DIEGO, CA 92102



1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

99-0690-21  
SEPTEMBER 4, 2014  
PROPOSED SITE  
PLAN

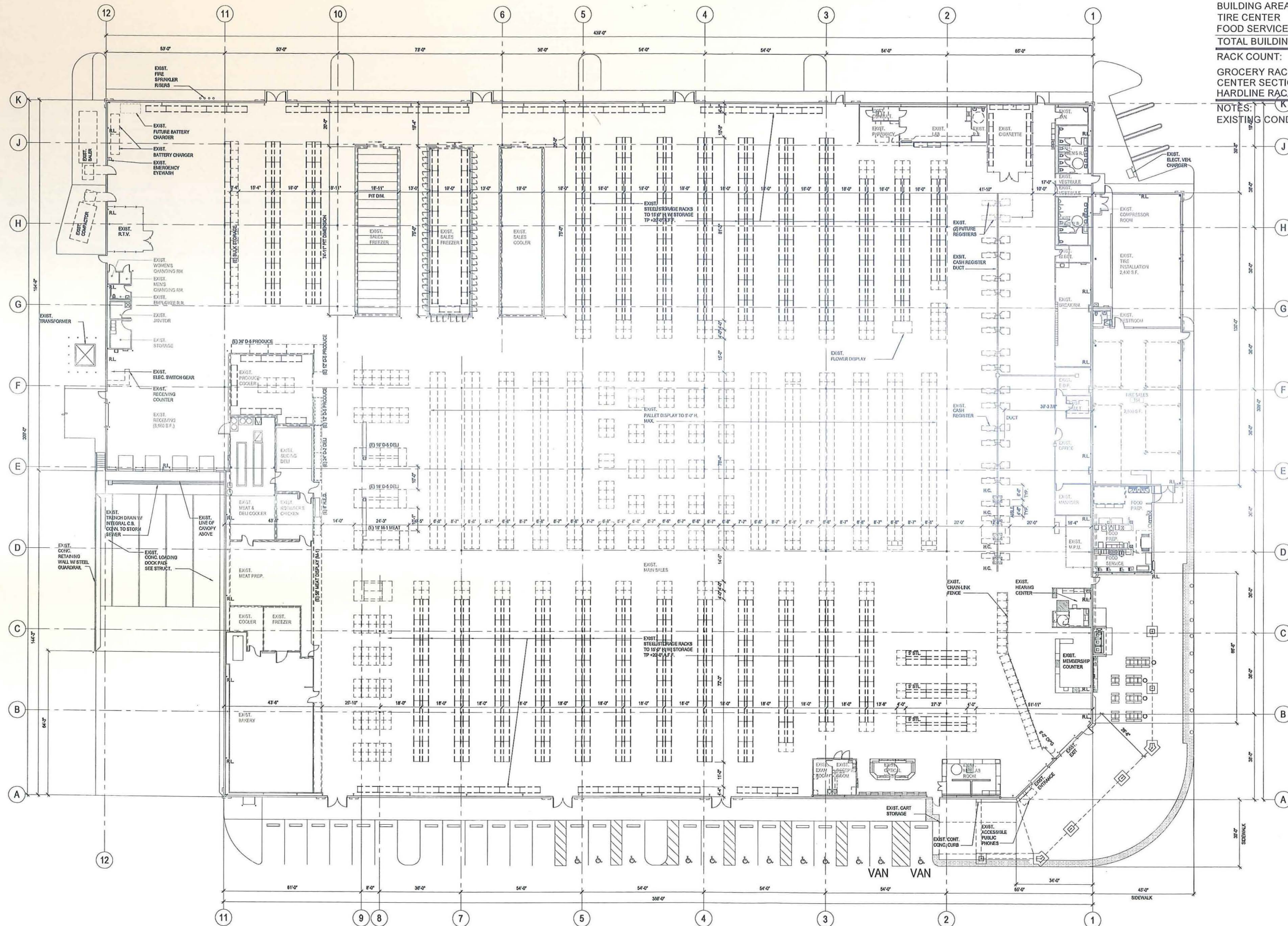
DD11.01

SHEET 5 of 10

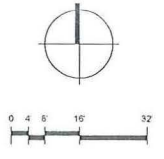
# PROJECT DATA

BUILDING DATA:	
BUILDING AREA	127,441 S.F.
TIRE CENTER	5,200 S.F.
FOOD SERVICE	1,067 S.F.
<b>TOTAL BUILDING</b>	<b>133,708 S.F.</b>
RACK COUNT:	
GROcery RACKS	196
CENTER SECTION	18,147 S.F.
<b>HARDLINE RACKS</b>	<b>198</b>

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.



DATE	DESCRIPTION
11.25.14	SDP COMMENTS



**COSTCO WHOLESALE**  
S.E. SAN DIEGO, CA # 483  
650 GATEWAY CENTER DR.  
SAN DIEGO, CA 92102

**MULVANNY G2**  
1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1 425 453 2000 | 1 425 453 2002  
MulvannyG2.com

99-0690-21  
SEPTEMBER 4, 2013  
EXISTING FLOOR PLAN

DD20.01

**COSTCO WHOLESALE**  
S. E. SAN DIEGO, CALIFORNIA

**EXISTING FLOOR PLAN**

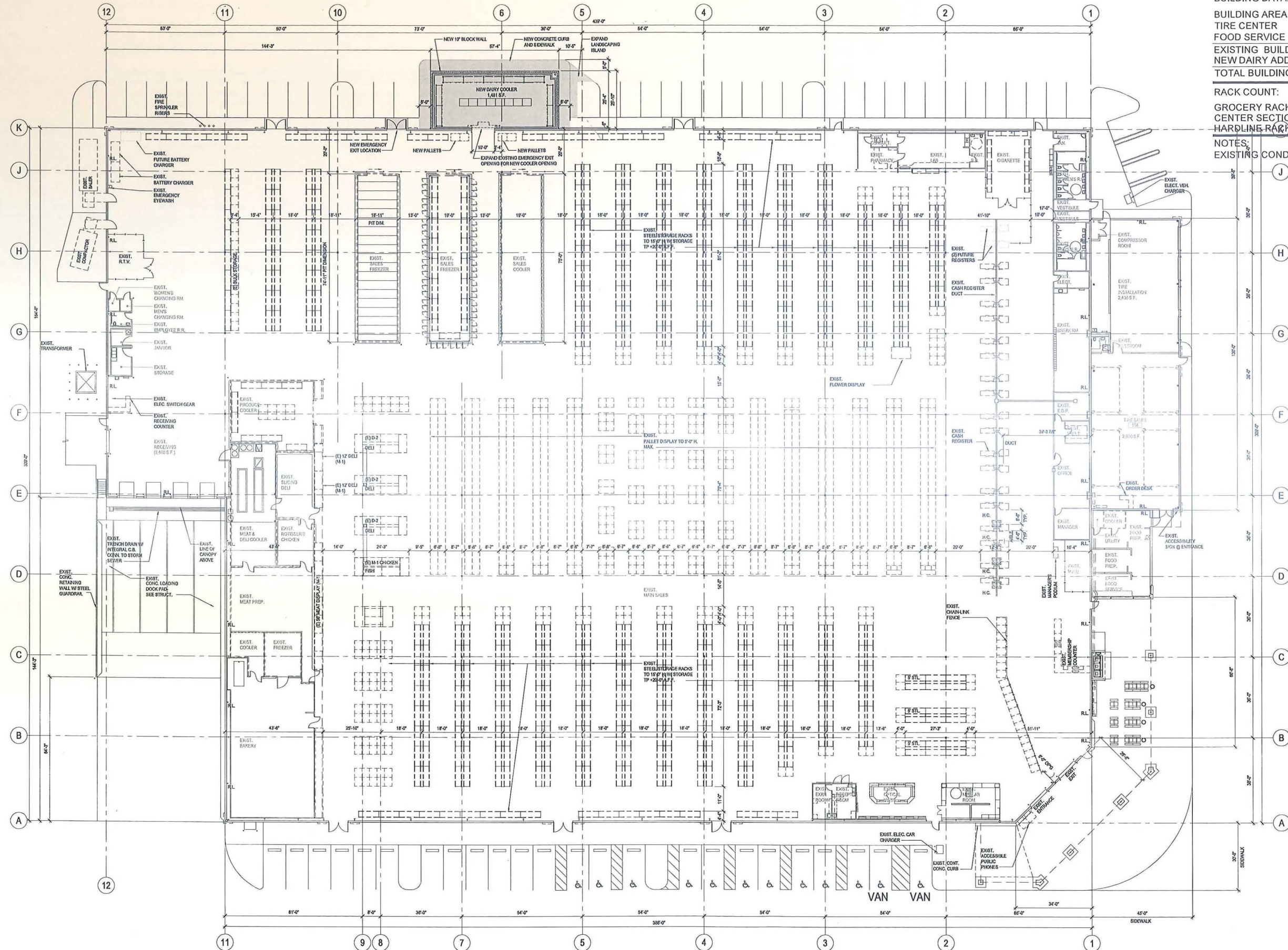
BUILDING DATA:

BUILDING AREA	127,441 S.F.
TIRE CENTER	5,200 S.F.
FOOD SERVICE	1,067 S.F.
EXISTING BUILDING	133,708 S.F.
NEW DAIRY ADDITION	1,481 S.F.
<b>TOTAL BUILDING</b>	<b>135,189 S.F.</b>

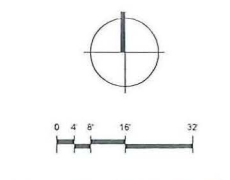
RACK COUNT:

GROCERY RACKS	196
CENTER SECTION	18,147 S.F.
HARDLINE RACKS	198

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.



DATE	DESCRIPTION
11.25.14	SDP COMMENTS



# COSTCO WHOLESALE

S.E. SAN DIEGO, CALIFORNIA

# PROPOSED FLOOR PLAN

SEPTEMBER 4, 2014



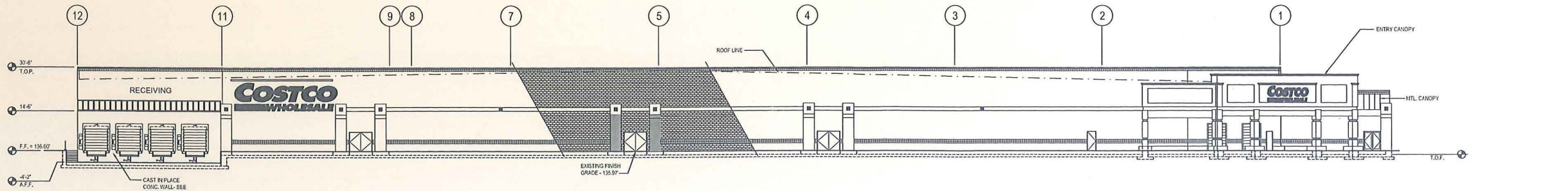
1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1.425.463.2000 | 1.425.463.2002

MulvannyG2.com

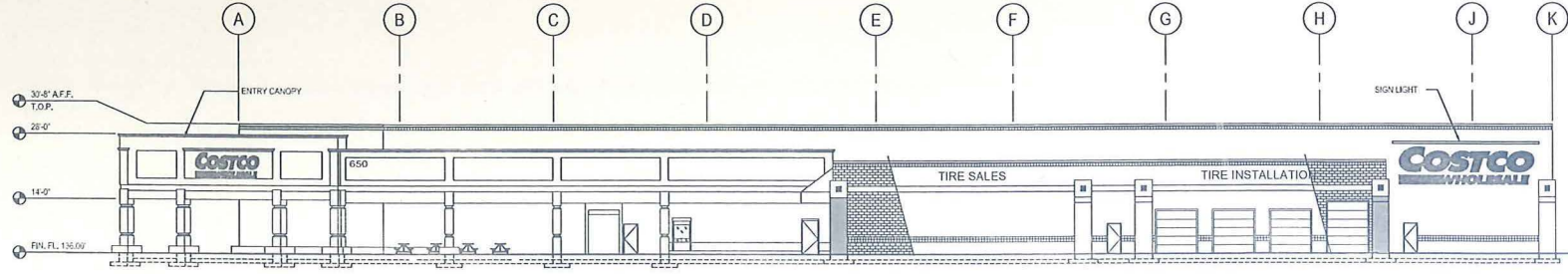
99-0690-21  
SEPTEMBER 4, 2014  
PROPOSED  
FLOOR PLAN

DD21-01

SHEET 7 of 10



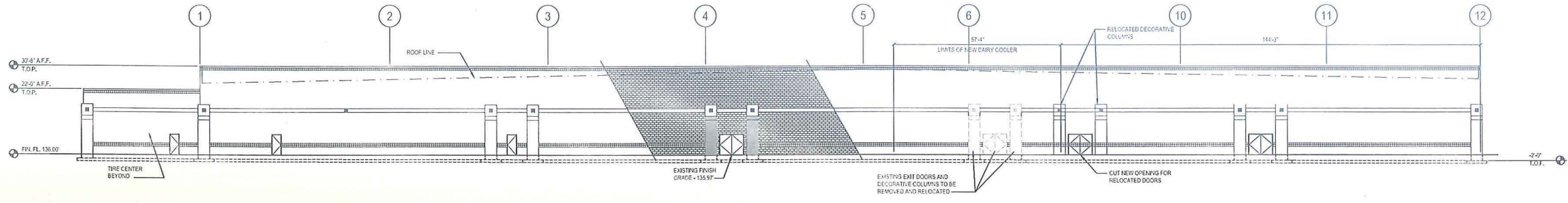
1 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



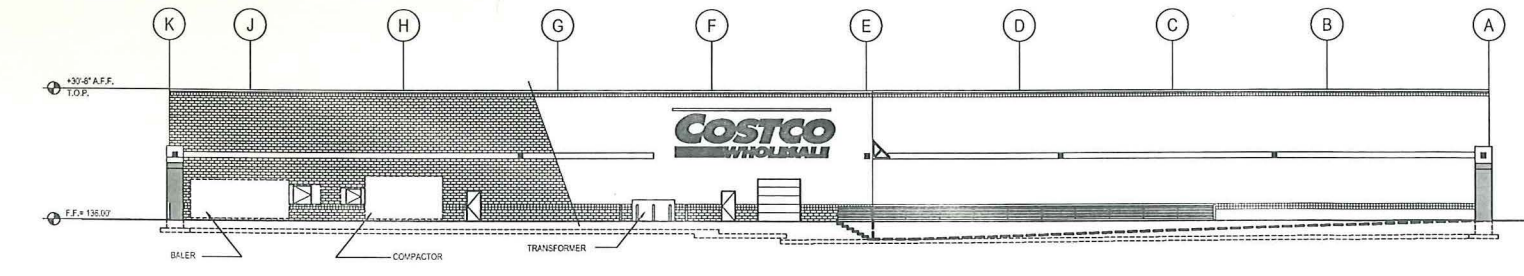
2 EAST ELEVATION  
SCALE: 1/16"=1'-0"



3 CANOPY ELEVATION  
SCALE: 1/16"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/16"=1'-0"



5 WEST ELEVATION  
SCALE: 1/16"=1'-0"

EXTERIOR FINISH SCHEDULE		
SYMBOL/ITEM	MATERIAL / SPECS.	STYLE & COLOR
1	FLASHING CURB	SHEET METAL
2	MAIN BLDG. WALL	8" SPLIT FACE MASONRY
3	MAIN BLDG. ACCENT	8" GROUND FACE MASONRY (PAINTED)
4	MAIN BUILDING WALLS	8" CENTER SCORED MASONRY
5	MAIN BUILDING FLASTER	8" FLUTED MASONRY
6	MAIN BUILDING FLASTER	8" FLUTED MASONRY
7	MAIN BUILDING FLASTER	8" GROUND FACE MASONRY
8	CONCRETE BASE BEVCH	SMOOTH FINISH CONCRETE
9	CANOPY WALL	E.F.S.
10	CANOPY WALL	E.F.S.
11	CANOPY COLUMNS	E.F.S.
12	LEGLESS DOOR	MTL. DOOR & FRAME
13	O.H. ROLL UP DOOR	MTL. DOOR & FRAME
14	MTL. CANOPY	MTL. PANELS & FRAMING
15	GUARD RAILS / HANDRAILS	MTL. PANELS & FRAMING

DATE	DESCRIPTION
11.25.14	SDP COMMENTS



**COSTCO**  
WHOLESALE  
S.E. SAN DIEGO, CA  
# 483

650 GATEWAY CENTER DR.  
SAN DIEGO, CA 92102



1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1 425 453 2000 | 1 425 453 2002

MulvannyG2.com

99-0690-21  
SEPTEMBER 4, 2014  
EXISTING  
ELEVATIONS

DD30.01

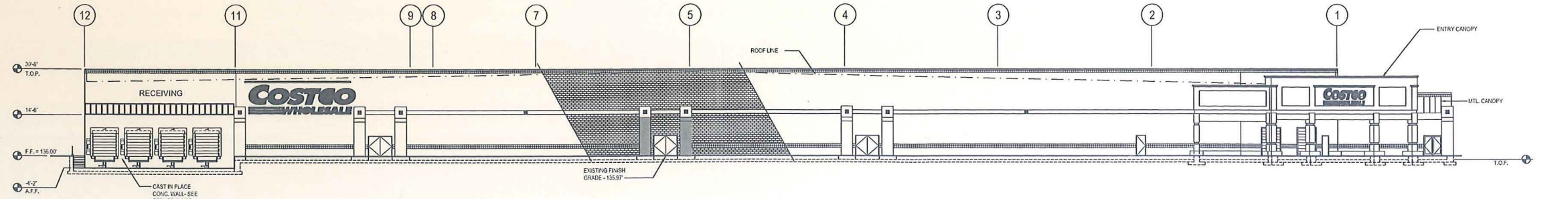
SHEET 8 of 10

**COSTCO WHOLESALE**

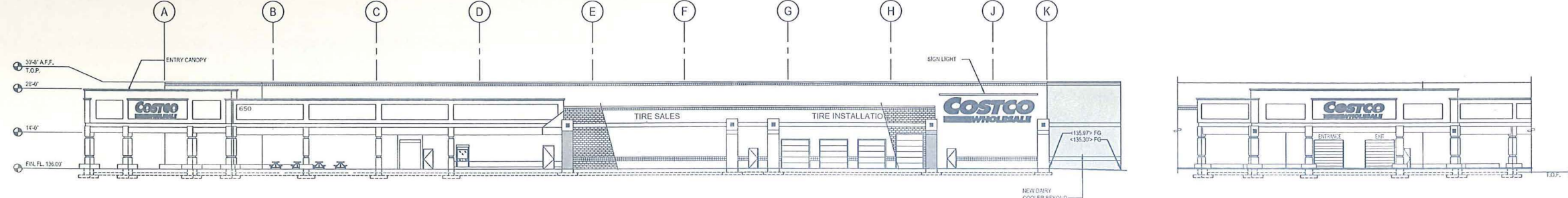
S. E. SAN DIEGO, CALIFORNIA

**EXISTING ELEVATIONS**

SEPTEMBER 4, 2014

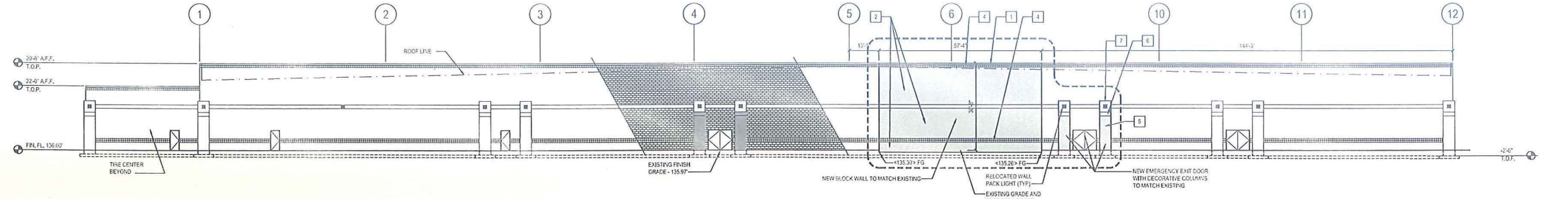


1 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

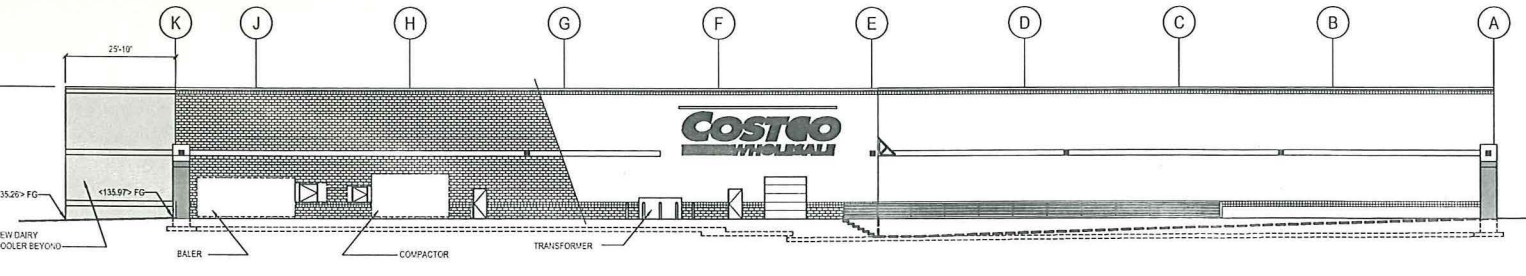


2 EAST ELEVATION  
SCALE: 1/16"=1'-0"

3 CANOPY ELEVATION  
SCALE: 1/16"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/16"=1'-0"



5 WEST ELEVATION  
SCALE: 1/16"=1'-0"

EXTERIOR FINISH SCHEDULE			
SYMBOL/ITEM	MATERIAL / SPECS.	STYLE & COLOR	
1	FLASHING CAP	SHEET METAL	COLOR: TO MATCH EXISTING
2	MAIN BUILDING WALL	8" SPLIT FACE MASONRY	ORCO BLOCK CO. COLOR: "SOURDOUGH" TO MATCH EXISTING
3	MAIN BLDG. ACCENT	8" GROUND FACE MASONRY (PAINTED)	COLOR: SHERWIN WILLIAMS "SAFETY RED" SW651 TO MATCH EXISTING
4	MAIN BUILDING WALLS	8" CENTER SCORED MASONRY	ORCO BLOCK CO. COLOR: "BROWN" TO MATCH EXISTING
5	MAIN BUILDING PLASTER	8" FLUTED MASONRY	ORCO BLOCK CO. COLOR: "BROWN" TO MATCH EXISTING
6	MAIN BUILDING PLASTER	8" FLUTED MASONRY	ORCO BLOCK CO. COLOR: "SOURDOUGH" TO MATCH EXISTING
7	MAIN BUILDING PLASTER	8" GROUND FACE MASONRY	ORCO BLOCK CO. COLOR: "SOURDOUGH" TO MATCH EXISTING
8	CONCRETE BASE BENCH	SMOOTH FINISH CONCRETE	COLOR: NATURAL W/2 COATS SEALER
9	CANOPY WALL	E.I.F.S.	COLOR: DRYVIT #489 "BUCKSKIN" TO MATCH EXISTING
10	CANOPY WALL	E.I.F.S.	COLOR: DRYVIT #339 "CARBOL" TO MATCH EXISTING
11	CANOPY COLUMNS	E.I.F.S.	COLOR: DRYVIT #489 "BUCKSKIN" TO MATCH EXISTING
12	EGRESS DOOR	MTL. DOOR & FRAME	COLOR: SHERWIN WILLIAMS "DOVER BROWN" SW650 TO MATCH EXIST.
13	OIL ROLL UP DOOR	MTL. DOOR & FRAME	COLOR: SHERWIN WILLIAMS "DOVER BROWN" SW650 TO MATCH EXIST.
14	MTL. CANOPY	MTL. PANELS & FRAMING	COLOR: SHERWIN WILLIAMS "SAFETY RED" SW651 TO MATCH EXISTING
15	GROUND WALL: PARADELS		COLOR: SHERWIN WILLIAMS "DOVER BROWN" SW650 TO MATCH EXIST.

DATE	DESCRIPTION
11.25.14	SDP COMMENTS



**COSTCO WHOLESALE**  
S.E. SAN DIEGO, CA # 483  
650 GATEWAY CENTER DR. SAN DIEGO, CA 92102

**MULVANNY G2**

1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004  
1.425.453.2000 | 1.425.453.2002

MulvannyG2.com

99-0690-21  
SEPTEMBER 4, 2014  
PROPOSED ELEVATIONS

DD31-01

SHEET 9 of 10

# COSTCO WHOLESALE

S.E. SAN DIEGO, CALIFORNIA

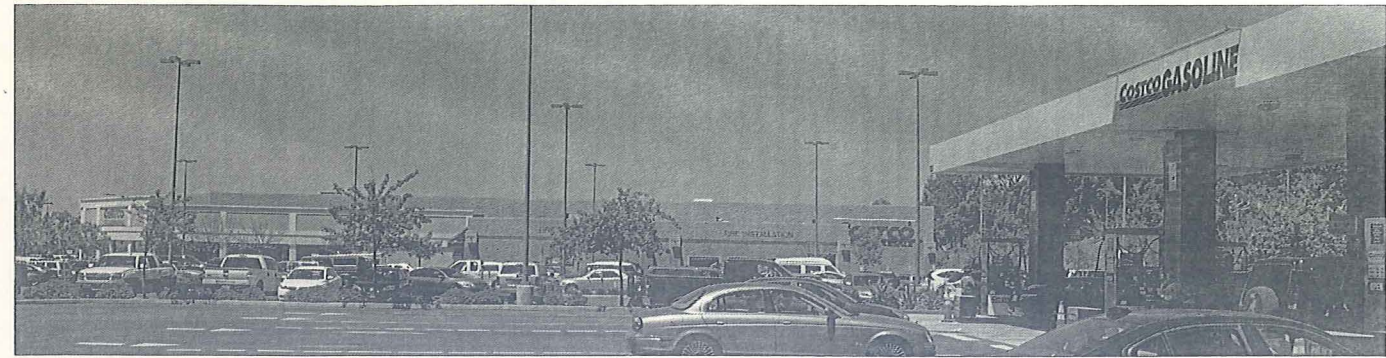
# PROPOSED ELEVATIONS

SEPTEMBER 4, 2014





1 PHOTO 1  
SCALE: N.T.S.



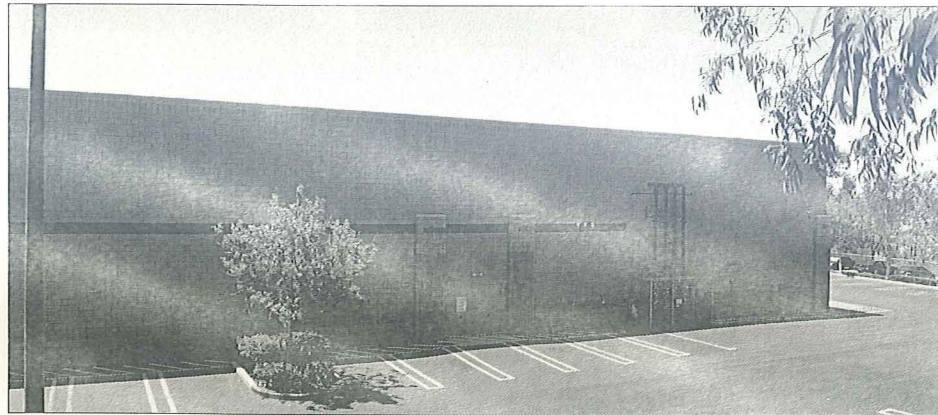
2 PHOTO 2  
SCALE: N.T.S.



3 PHOTO 3  
SCALE: N.T.S.



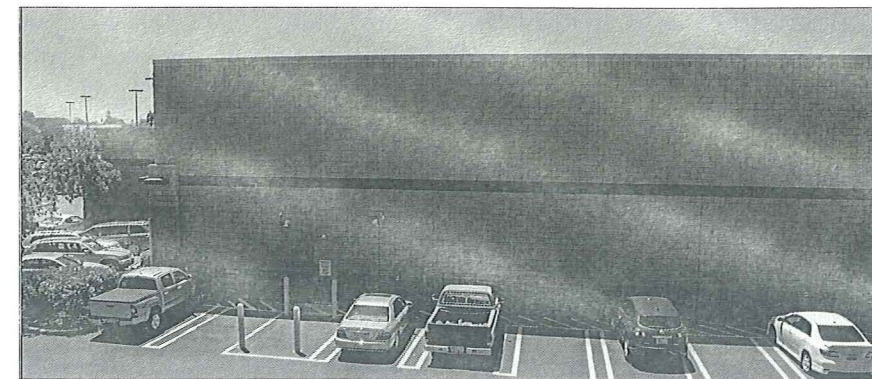
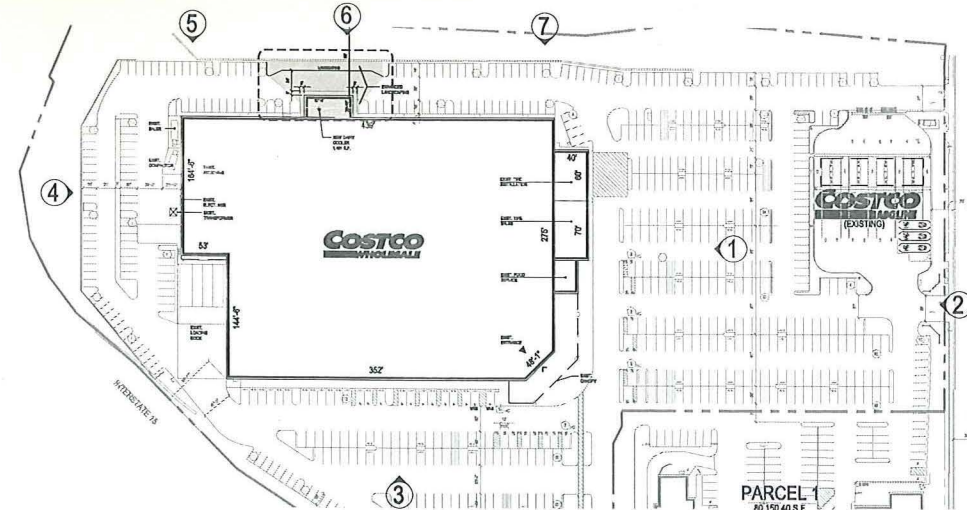
4 PHOTO 4  
SCALE: N.T.S.



5 PHOTO 5  
SCALE: N.T.S.



6 PHOTO 6  
SCALE: N.T.S.



7 PHOTO 7  
SCALE: N.T.S.

DATE	DESCRIPTION
11.25.14	SDP COMMENTS

**COSTCO**  
**WHOLESALE**  
S.E. SAN DIEGO, CA  
# 483  
650 GATEWAY CENTER DR.  
SAN DIEGO, CA 92102

**MULVANNY G2**

1110 112TH AVE. NE | SUITE 600  
BELLEVUE, WA | 98004  
1-425-453-2000 | 1-425-453-2002

MulvannyG2.com

99-0690-21  
SEPTEMBER 4, 2014  
PHOTO SURVEY  
KEY PLAN

DD32-01

SHEET 10 of 10

**COSTCO WHOLESALE**

S.E. SAN DIEGO, CALIFORNIA

**PHOTO SURVEY KEY PLAN**

SEPTEMBER 4, 2014



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

**Community Planning  
 Committee  
 Distribution Form Part 2**

<b>Project Name:</b> Costco Amendment to PID 94-0616		<b>Project Number:</b> 380909	<b>Distribution Date:</b> 02/10/2015
<b>Project Scope/Location:</b> Costco - Expansion of existing refrigeration system. SE San Diego Addition Project No. 380909; 24004915; An Amendment to PID 94-0616, Process 4, for a 1,481SF addition to an existing 133,708SF Costco building on the 25.549 acre site at 650 Gateway Center Drive in the I-1 Zone in (Gateway Center East) Mt Hope Neighborhood.			
<b>Applicant Name:</b> Pat Gafney, General Manager		<b>Applicant Phone Number:</b> (619) 358-2303	
<b>Project Manager:</b> Alexander Hempton	<b>Phone Number:</b> 446-5349	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> ahempton@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b> Transfer Development Impact Fees in the amount of \$33,184.77 to Willie Henderson Sports Complex for additional parking lot lighting and ADA improvements. Emphasized Best Management Practices.			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 8	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> Maria Riveroll, E.A.		<b>TITLE:</b> Chair	
<b>SIGNATURE:</b>		<b>DATE:</b> 2/10/2015	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



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

# Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

Project Title Project No. For City Use Only  
 Costco - Dairy Cooler Addition - SE San Diego 380909  
 Project Address:  
 650 Gateway Center Drive, San Diego, CA

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

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

Additional pages attached  Yes  No

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

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

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

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

<b>Project Title:</b> Costco - Dairy Cooler Addition - SE San Diego	<b>Project No. (For City Use Only)</b> 380909
--	--

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

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):  
Costco Wholesale, Inc.

Owner  Tenant/Lessee

Street Address:  
999 Lake Drive

City/State/Zip:  
Issaquah, WA 98027

Phone No: (425) 313-8100 Fax No: ((425) 313-8105

Name of Corporate Officer/Partner (type or print):  
Gail E. Tsuboi

Title (type or print):  
Assistant Secretary

Signature: *Gail E. Tsuboi* Date: 6/23/2014

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

## Costco Board of Directors



**Jeffrey H. Brotman**

Chairman of the Board

Jeffrey H. Brotman was a founder and Chairman of the Board of the Company from its inception until October 1993. In October 1993, Mr. Brotman became the Vice Chairman of the Company, and he has served as Chairman since December 1994.



**Dr. Benjamin S. Carson, Sr.**

Director

Benjamin S. Carson, Sr., M.D. has been a director of the Company since May 1999. He is the Director of Pediatric Neurosurgery at Johns Hopkins University. Dr. Carson is also a director of Kellogg Company.



**Susan Decker**

Director

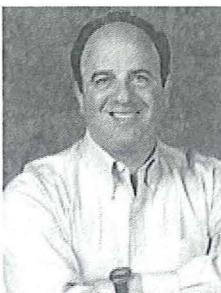
Susan Decker has been a director of the company since October 2004. She was President of Yahoo! Inc. from 2007 to 2009, responsible for all global business operations. From 2000 to 2006, she was the Chief Financial Officer of Yahoo! Prior to joining Yahoo! in June 2000, Decker was with Donaldson, Lufkin & Jenrette for 14 years, serving as global director of equity research from 1998 to 2000 and twelve years as a publishing and advertising equity research analyst. She was appointed to the board of Pixar Animation Studios in June 2004 and the Stanford Institute of Economic and Policy Research in February 2005. Ms. Decker's nomination was recommended by a non-management director.



**Daniel J. Evans**

Director

Daniel J. Evans has been a director of the Company since January 2003. He has been the chairman of Daniel J. Evans Associates, a consulting firm, since 1989. From 1983 through 1989, he served as the U.S. Senator for the State of Washington, and he was the President of The Evergreen State College from 1977 through 1983. From 1965 through 1977, he served as Governor of the State of Washington. Mr. Evans serves on the boards of Cray, Inc., Western Wireless, NIC Inc., and Archimedes Technology Group. Mr. Evans also serves on the Board of Regents of the University of Washington.

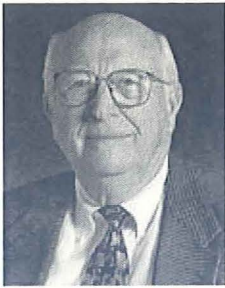


**Richard A. Galanti**

Executive Vice President, Chief Financial Officer and Director

Richard A. Galanti has been a director of the Company since January 1995, and Executive Vice President and Chief Financial Officer of the Company since October 1993. He was Senior Vice President, Chief Financial Officer and Treasurer of the Company from January 1985 to October 1993, having joined as Vice President-Finance in March 1984. From 1978 to February 1984, Mr. Galanti was an Associate with Donaldson Lufkin & Jenrette Securities Corporation.

## Costco Board of Directors



William H. Gates, Sr.  
Director

William H. Gates, II has been a director of the Company since January 2003. He has been the Co-Chair of the Bill & Melinda Gates Foundation since its inception. Mr. Gates serves on the Board of Regents of the University of Washington. He has served as trustee, officer and volunteer for more than two dozen Northwest organizations, including the Greater Seattle Chamber of Commerce and King County United Way. In 1995, he founded the Technology Alliance. From 1964 until 1994 Mr. Gates was a partner in the law firm of Preston, Gates & Ellis and predecessor firms.

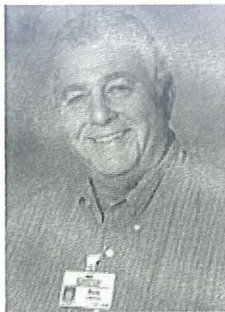


Hamilton E. James  
Lead Independent Director

Hamilton E. James has been a director of the Company since August 1988. He is the President of The Blackstone Group. Until October 2002, Mr. James served as an executive board member and Chairman of Global Investment Banking and Private Equity for Credit Suisse First Boston Corporation. Prior thereto, he was Chairman of The Banking Group at Donaldson, Lufkin & Jenrette Securities Corporation.

W. Craig Jelinek  
President, CEO and Director

Craig Jelinek assumed the position of President, Chief Operating Officer and Director in February 2010. Prior to being named President by the Board of Directors, he held various senior management positions in Operations and Merchandising, including the position of Executive Vice President and COO of Merchandising since 2004. Prior to joining the Company in 1984, Mr. Jelinek held various management positions with Fed-Mart and Gemco.



Richard M. Libenson  
Director

Richard M. Libenson has been a director of the Company since October 1993. He was a director of The Price Company from its formation in 1976 until October 1993 and was an executive officer of The Price Company from 1976 until October 1989, when he retired from active involvement as an officer of The Price Company. He served as Chief Operating Officer of The Price Company from August 1986 through October 1988, and Vice Chairman of its Board from October 1988 through September 1989.



John W. Meisenbach  
Director

John W. Meisenbach has been a director of the Company since its inception. He is President of MCM, a financial services company, which he founded in 1962. He also currently serves as a director of Expeditors International and M Financial Holdings. Mr. Meisenbach is a trustee of the Elite Fund, an investment company registered under the Investment Company Act of 1940.

## Costco Board of Directors



Charles T. Munger  
Director

Charles T. Munger has been a director of the Company since January 1997. He is also Vice Chairman of the Board of Berkshire Hathaway Inc., Chairman of the Board of Directors of Daily Journal Corporation, and Chairman of the Board of Directors of Wesco Financial Corporation.



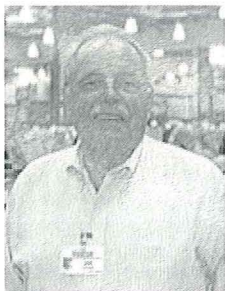
Jeff Raikes  
Director

Jeffrey S. Raikes has been a director of the Company since December 5, 2008. He has been the Chief Executive Officer of the Bill & Melinda Gates Foundation since September 2008. Since 1981, Mr. Raikes held several positions for Microsoft Corporation, including President of the Business Division from 2005 to 2008.



Jill S. Ruckelshaus  
Director

Jill S. Ruckelshaus has been a director of the Company since February 1996. Ms. Ruckelshaus serves on the boards of Lincoln National Corporation and various other organizations.



James D. Sinegal  
Co-Founder and Director

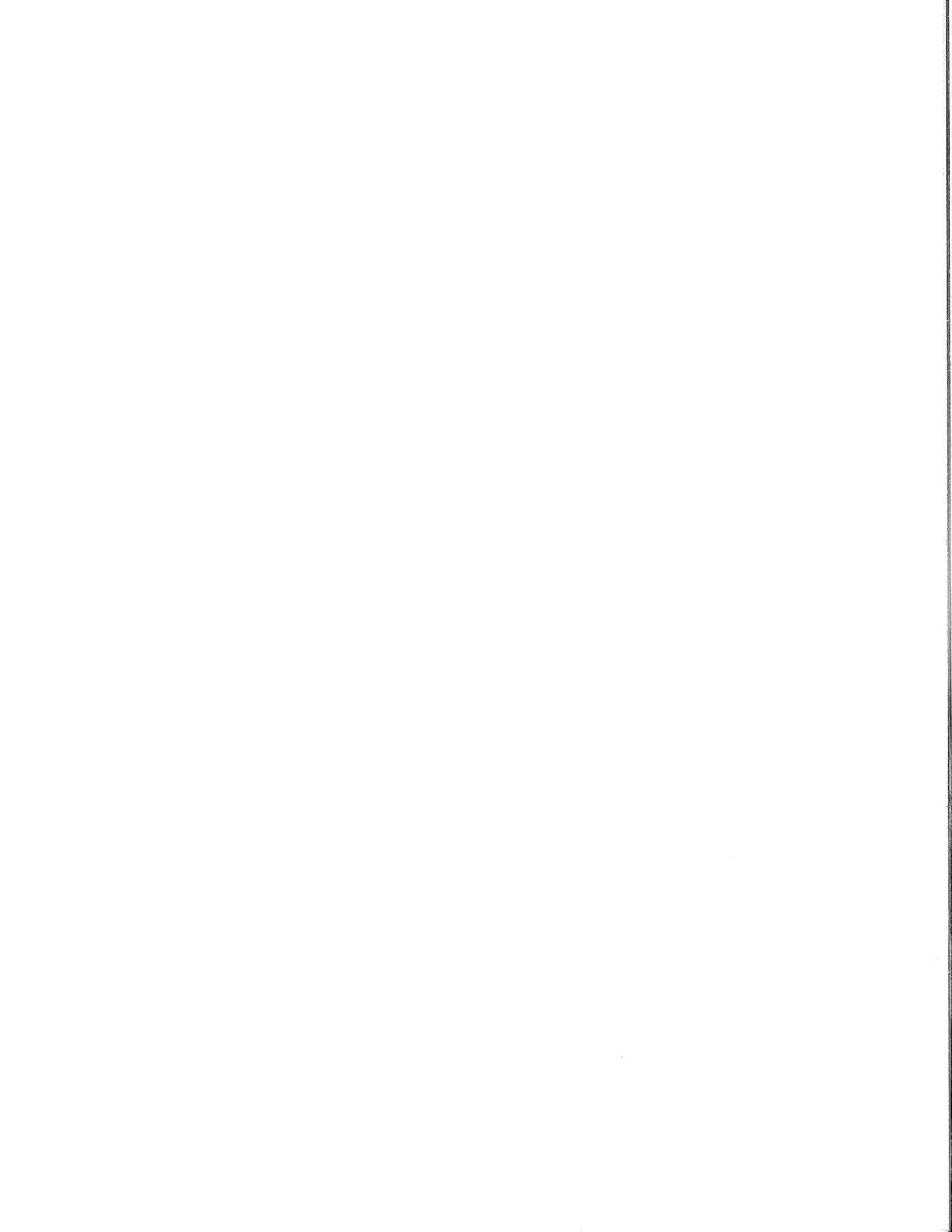
James D. Sinegal was Chief Executive Officer of the Company until his retirement on December 31, 2011. He was also President until February 2010 and served as a non-officer employee from January 2012 through April 2013. Mr. Sinegal is a co-founder of the Company and has been a director since its inception. Mr. Sinegal's qualifications to serve on the Board include his roles as a co-founder of the Company, President, and Chief Executive Officer, his extensive career in the retail industry, and his knowledge of our Company's business developed over the course of his long career here.

## Project Chronology

**Costco Southeastern San Diego Addition – Project No. 380909**

Date	Action	Description	City Review Time	Applicant Response Time
10/1/2014	First Submittal	Project Deemed Complete		
11/14/2014	First Assessment Letter		44	
12/5/2014	Second Submittal			21
1/16/2015	All Issues Resolved		42	
4/9/2015	Public Hearing – Planning Commission		83	
TOTAL STAFF TIME			169	
TOTAL APPLICANT TIME				21
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	190 (in calendar days)	





RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

2020

78

DOC # 1995-0116029  
21-MAR-1995 09:13 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 11.00 FEES: 25.00  
AF: 13.00  
MF: 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SOUTHEAST DEVELOPMENT PERMIT NO. 94-0616  
PLANNING COMMISSION  
PRICE CLUB MAP  
(AMENDMENT TO PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 84-0184)

This permit is granted by the Planning Commission of the City of San Diego to PRICE/COSTCO AND PRICE ENTERPRISES, Owners/Permittees, under the conditions contained in Section 103.1706 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted by the Planning Commission to the referenced Owner/Permittee to implement the two-parcel subdivision of a 14.4 acre site (currently improved with existing commercial facilities and improvements as described herein this permit). The project site is located at the northwest corner of Market Street and Gateway Center Drive within the Southeast San Diego Community (Southeast San Diego Planned District), legally described as Lot 1 of Recorded Parcel Map No. 11512, in the I-1 Zone.

2. This permit shall consist of the following existing facilities and site improvements as identified by size, dimension and location on the approved Exhibits "A", dated January 12, 1995, on file in the office of the Development Services Department:

- a. Price Club commercial facility (95,211 square feet of floor area) and;
- b. Burger King restaurant (3,850 square feet of floor area) and;
- c. Navy Federal Credit Union (5,800 square feet of floor area) and;
- d. Site landscaping and irrigation.



3. No fewer than 659 existing off-street parking spaces shall continue to be maintained on the subject property in the approximate location shown on the approved Exhibit "A".

4. Parking spaces shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Development Services Department standards, and shall be clearly marked at all times.

5. This permit shall not be deemed granted by the City until:

- a. The Permittee signs and returns the permit to the Development Services Department and;
- b. The permit is recorded in the office of the County Recorder.

6. If the signed permit is not received by the Development Services Department within 90 days of the final decision of the City, following all appeals, then the permit shall be deemed void.

7. No significant change, or substantive modifications or alterations to any of the existing structures, facilities or surface improvements on this site (i.e. landscaping, irrigation, parking) shall be made unless appropriate applications for either Substantial Conformance Review (SCR) or an amendment of this permit shall have been granted by the appropriate decisionmaker.

8. This permit must be used within 24 months after the date of final City approval, following all appeals, or the permit shall be deemed void. An extension of time for an additional 24 month permit period may be granted as set forth in Section 101.0910 of the Municipal Code.

9. Operation of the approved uses on this site shall continue to comply at all times with the regulations of this or any other governmental agencies.

10. The property described herein this permit shall not be used for any other purposes unless the appropriate ministerial or discretionary permits have been obtained from the City and a corresponding recommendation from the Southeast Economic Development Committee has been provided relevant to any proposal to change or modify existing uses on this site.

11. This permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

12. This permit 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.

13. Unless otherwise specified by the Development Services Department, this project shall comply at all times with the applicable requirements and conditions in effect for this site per Planned Industrial Development Permit No. 84-0184, including standards for off-street parking, landscaping, irrigation and vehicular access.

14. The recorded Owner/Permittee of each new parcel on this property shall be held responsible by the City for the landscape maintenance of each owner's respective parcel. Maintenance of any "common" area landscaping on the project site (inclusive of both parcels) shall be the responsibility of each Owner/Permittee associated with this site.

15. This permit shall comply at all times with the conditions of the associated final map for this site (Tentative Map No. 94-0616).

16. In accordance with the previous permit approved on this site (PID 84-0148), this property, described as parcels 1 and 2 of the associated Tentative Map No. 94-0616, shall remain as a single integrated commercial center, or as an alternative, may be developed with industrial uses consistent with the existing zone. Any future proposals to amend this permit (as specified in condition 10) must adequately demonstrate that the proposed amendment(s) will not interfere with or preclude the preceding goal of the original Planned Industrial Development Permit to maintain the entire site as a single integrated commercial center.

Passed and adopted by the Planning Commission on January 12, 1995.

PERMITS[AVL]4523



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PLANNING COMMISSION RESOLUTION NO. 2160-PC  
GRANTING SOUTHEAST DEVELOPMENT PERMIT NO. 94-0616  
(AMENDMENT TO PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 84-0184)  
PRICE CLUB MAP

WHEREAS, PRICE/COSTCO AND PRICE ENTERPRISES, Owners/Permittees, filed an application with the Development Services Department for a permit to implement the two-parcel division of a 14.4 acre site (currently improved with existing commercial facilities and improvements as described in and by reference to exhibits and conditions of approval of the associated Southeast Development Permit No. 94-0618). The site is legally described as Lot 1 of recorded Parcel Map No. 11512, located at the northwest corner of Market Street and Gateway Center Drive within the Southeast San Diego Community (Southeast San Diego Planned District) in the I-1 Zone; and

WHEREAS, on January 12, 1995, the Planning Commission of the City of San Diego considered Southeast Development Permit No. 94-0616 (amendment to PID No. 84-0184), pursuant to Section 103.1702 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 January 12, 1995:

- A. THE PROPOSED USE AND PROJECT DESIGN MEET THE GENERAL PURPOSE AND INTENT OF THIS DIVISION AND THE SOUTHEAST SAN DIEGO COMMUNITY PLAN, AND WILL NOT ADVERSELY AFFECT THE SOUTHEAST SAN DIEGO COMMUNITY PLAN, THE GENERAL PLAN OR OTHER APPLICABLE PLANS ADOPTED BY THE CITY COUNCIL.

The proposed subdivision will fully comply with the adopted Southeast San Diego Community Plan and the associated Planned District Ordinance, including existing zone requirements for off-street parking, minimum floor area ratio, building coverage, minimum lot area, width, depth and street frontage. The tentative map and existing land uses on this site comply with land use and development objectives for this area as identified by the applicable Redevelopment Agency. Additionally, the project will not preclude or absolve previous legal obligations on behalf of the owner/permittee to comply with all applicable conditions, restrictions and financial obligations of the associated Development Agreement previously approved for this area.

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- B. THE PROPOSED DEVELOPMENT SHALL BE COMPATIBLE WITH EXISTING AND PLANNED LAND USES ON ADJOINING PROPERTIES AND SHALL NOT CONSTITUTE A DISRUPTIVE ELEMENT TO THE NEIGHBORHOOD AND COMMUNITY.**

By incorporating conditions of approval as described in the Tentative Map Resolution and associated Southeast Development Permit No. 94-0616, the project will not constitute a disruptive element to the surrounding Southeast community and will assure that the two-parcel subdivision design will be implemented in accordance with the Southeast San Diego Planned District Ordinance.

- C. THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA, AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.**

The permit includes conditions of approval relevant to project compliance with the applicable regulations of the Municipal Code in effect for this site to assure the health, safety and general welfare of persons residing or working in the area. Additionally, the proposed division of this property is compatible with the existing character of the surrounding area.

- D. THE PROPOSED PROJECT WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE.**

Per conditions of approval contained within the Southeast Development Permit and the associated Tentative Map Resolution, implementation of the two-parcel division of the project site will be consistent with the relevant regulations of the Municipal Code in effect for this property, including requirements of the Southeast San Diego Planned District Ordinance.

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

BE IT FURTHER RESOLVED that, based on the Finding hereinbefore adopted by the Planning Commission, Southeast Development Permit No. 94-0616, Amendment to Planned Industrial Development Permit



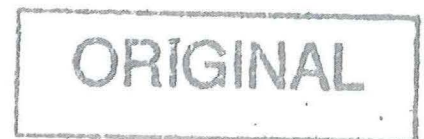
No. 84-0184, is hereby GRANTED to the referenced Owner/Permittee in the form and with the terms and conditions set forth in Permit No. 94-0616, a copy of which is attached hereto and made a part hereof.

  
Patricia Grabski  
Senior Planner

  
Linda Lugano  
Planning Commission Secretary

Adopted by the Planning Commission on: January 12, 1995  
By a vote of: 5-0

PERMITS[AVL]4523



ALL-PURPOSE CERTIFICATE

ATTACHMENT 14 <sup>2026</sup>

Type/Number of Document SED 94-0616  
Date of Approval January 12, 1995

STATE OF CALIFORNIA

Patricia Grabski  
Patricia Grabski, Senior Planner

COUNTY OF SAN DIEGO

On January 23, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared PATRICIA GRABSKI, Senior Planner of the Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard  
Barbara J. Hubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

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

Signed Lois Miller, v.p.  
Typed Name LOIS MILLER 3-10-95  
PRICE/COSTCO & PRICE ENTERPRISES

Signed \_\_\_\_\_  
Typed Name \_\_\_\_\_

STATE OF California  
COUNTY OF San Diego

On March 10, 1995 before me, Marabel J. Moorhead (Name of Notary Public) personally appeared LOIS MILLER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marabel J. Moorhead (Seal)



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