

**TECHNICAL APPENDIX E:
MASTER PDP GRAPHICS**

to the

Final Environmental Impact Report



*University Towne Center
Revitalization Project*

SCH No. 2002071071 LDR No. 41-0159/PTS No. 2214

Prepared By:

HELIX Environmental Planning, Inc

7578 El Cajon Boulevard, Suite 200, La Mesa, California 91941

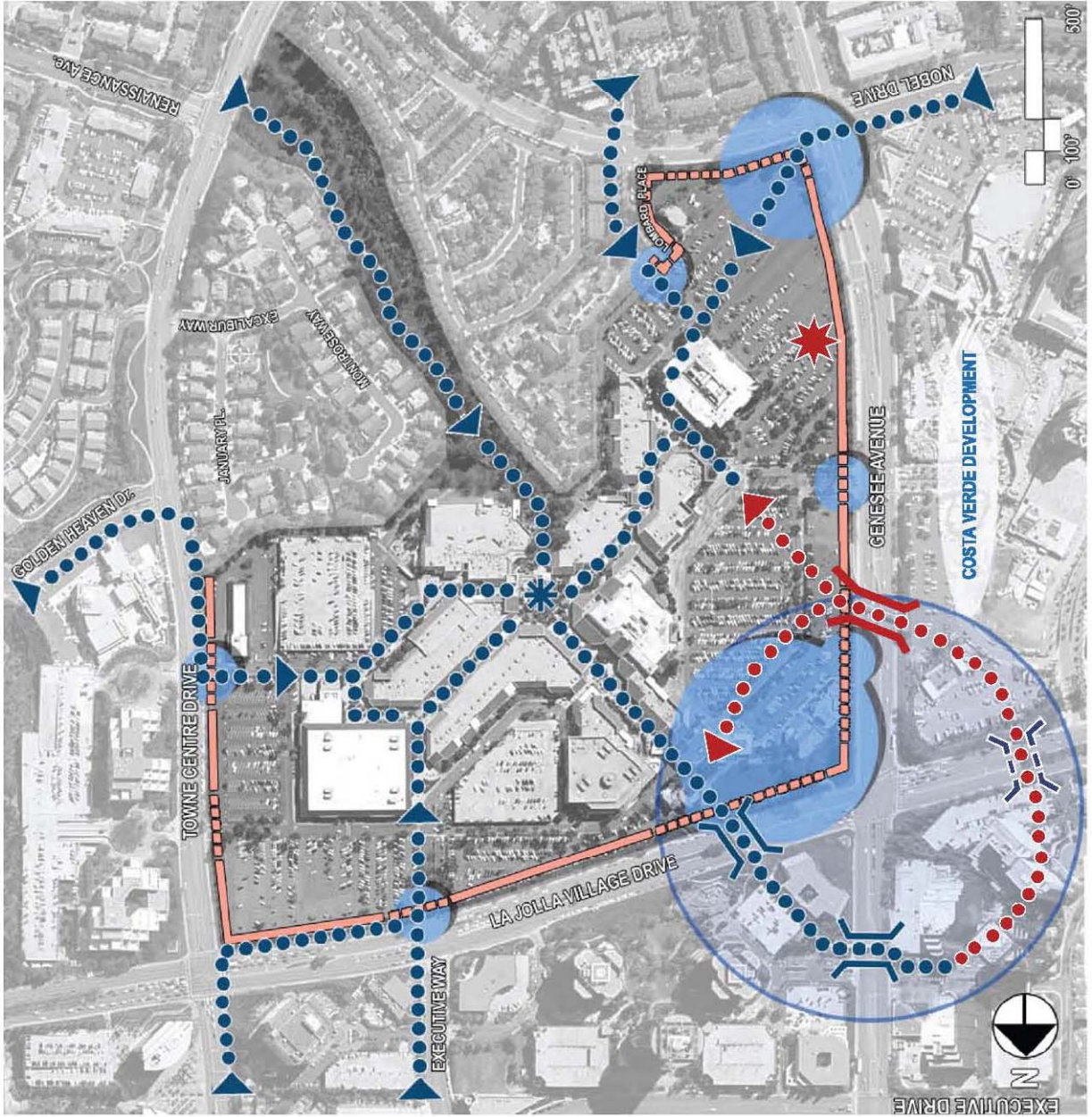
Prepared For:

Westfield Corporation

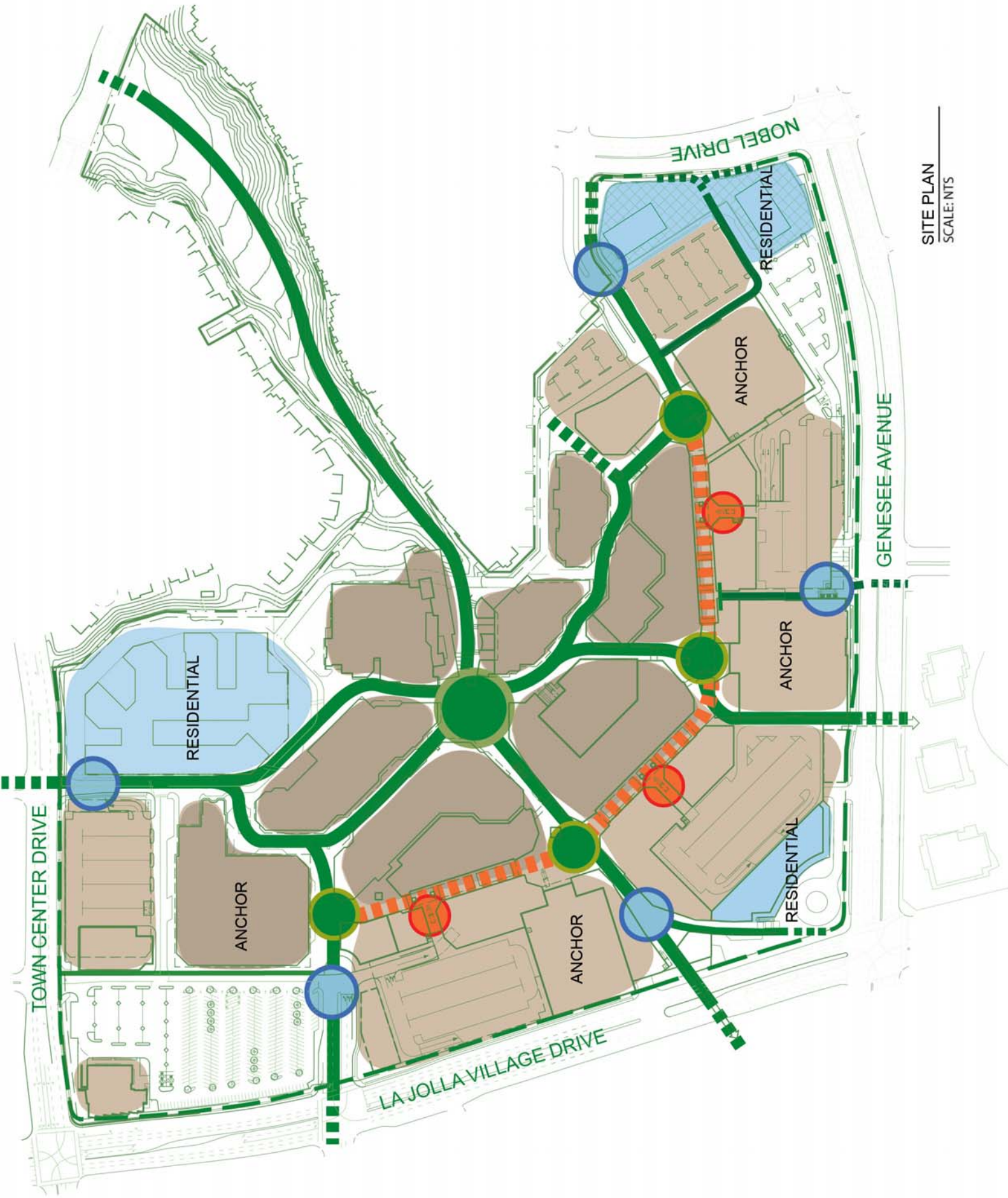
402 West Broadway, Suite 2050, San Diego, California 92101

March 2008

Interfacing with the Neighborhood



- EXISTING PEDESTRIAN NETWORK
- EXISTING PEDESTRIAN OVERPASS
- PROPOSED PEDESTRIAN OVERPASS (BY OTHERS)
- PEDESTRIAN CONNECTION OPPORTUNITY
- PEDESTRIAN OVERPASS (UPGRADED)
- INTEGRATED BUS / RAIL TRANSIT FACILITY OPPORTUNITY
- GATEWAY AND PEDESTRIAN LINKAGE OPPORTUNITY
- INCREASED STREET VITALITY AREA OPPORTUNITY (SPECIAL LIGHTING AND PAVING AND PLANTING)
- PROJECT VEHICULAR ENTRIES
- PEDESTRIAN OVERCROSSING RING



TOWN CENTER DRIVE

LA JOLLA VILLAGE DRIVE

NOBEL DRIVE

GENESEE AVENUE

RESIDENTIAL

ANCHOR

ANCHOR

ANCHOR

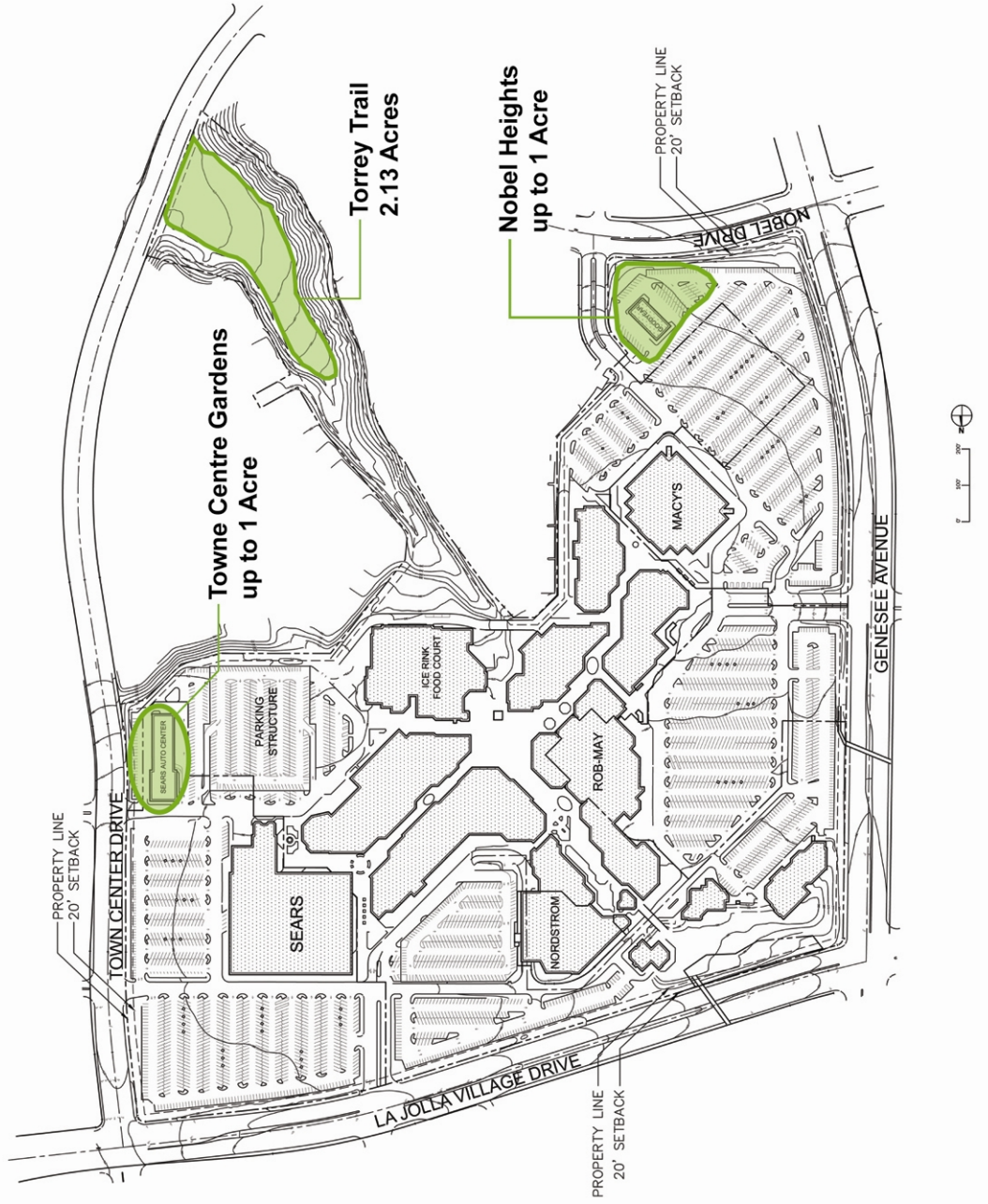
ANCHOR

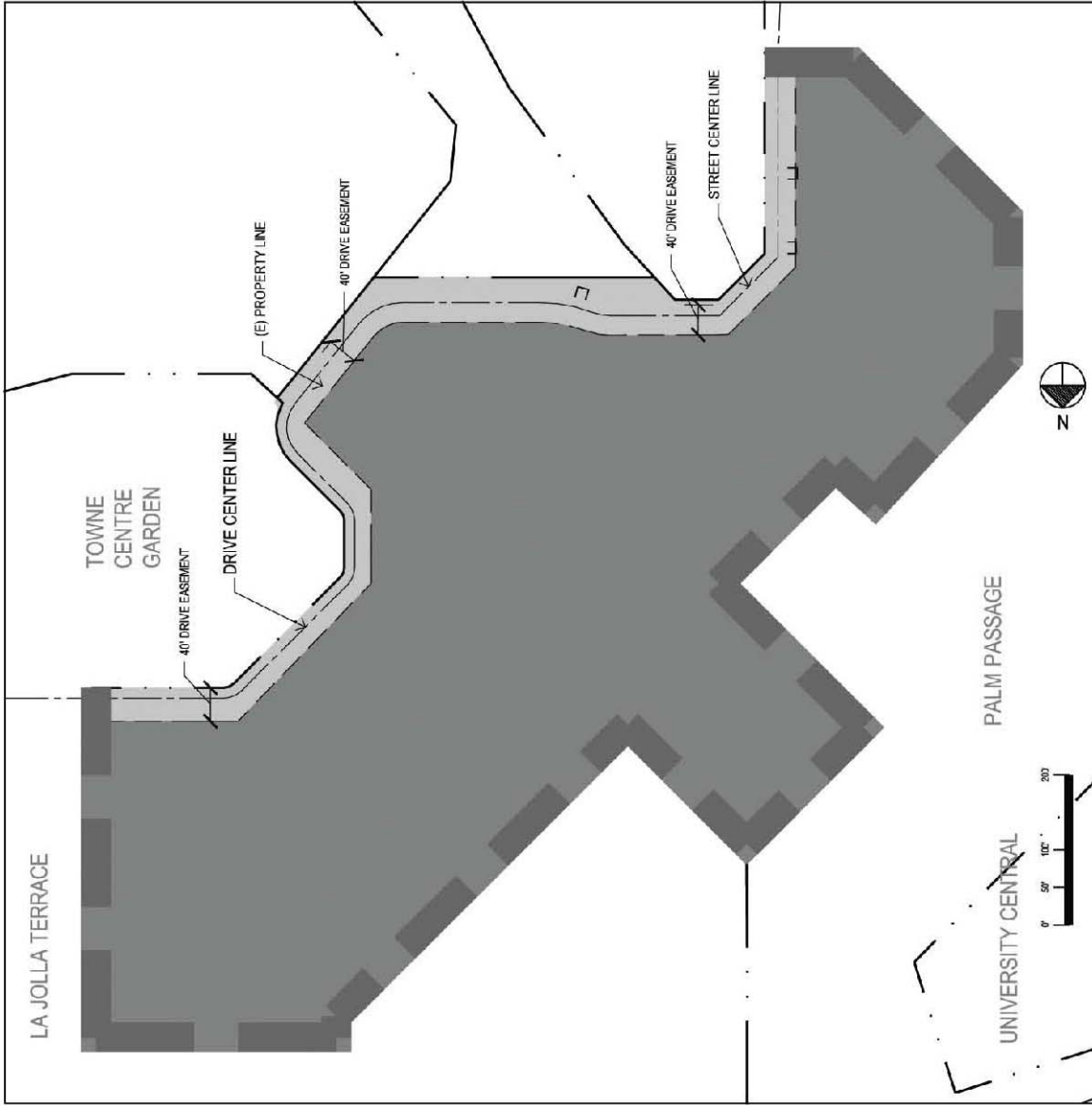
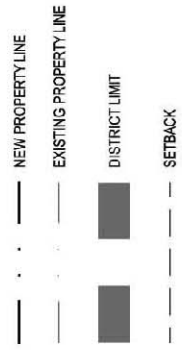
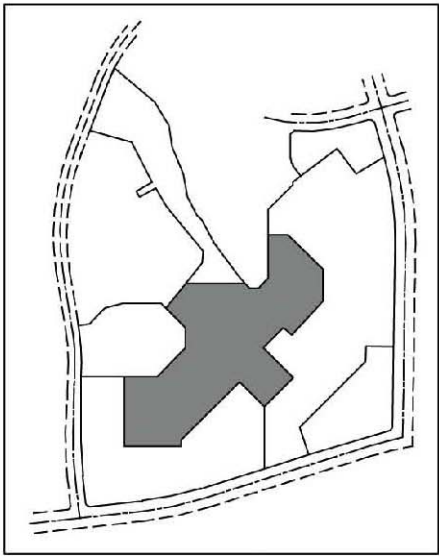
RESIDENTIAL

RESIDENTIAL

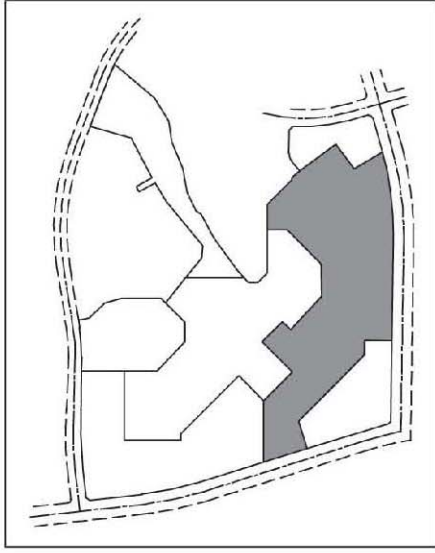
SITE PLAN
SCALE: NTS

Proposed Location of the Open Space and Recreational Area at UTC

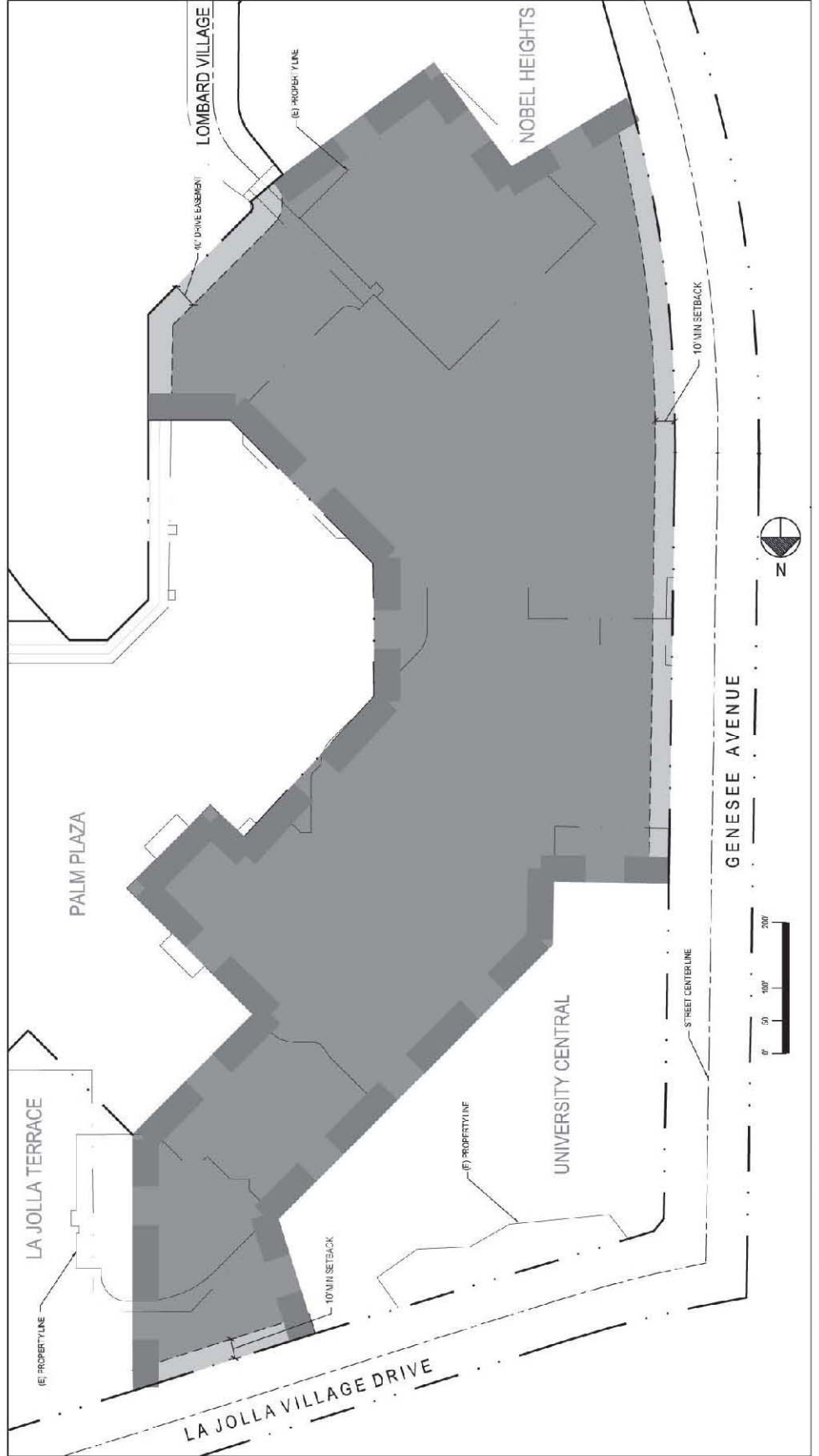


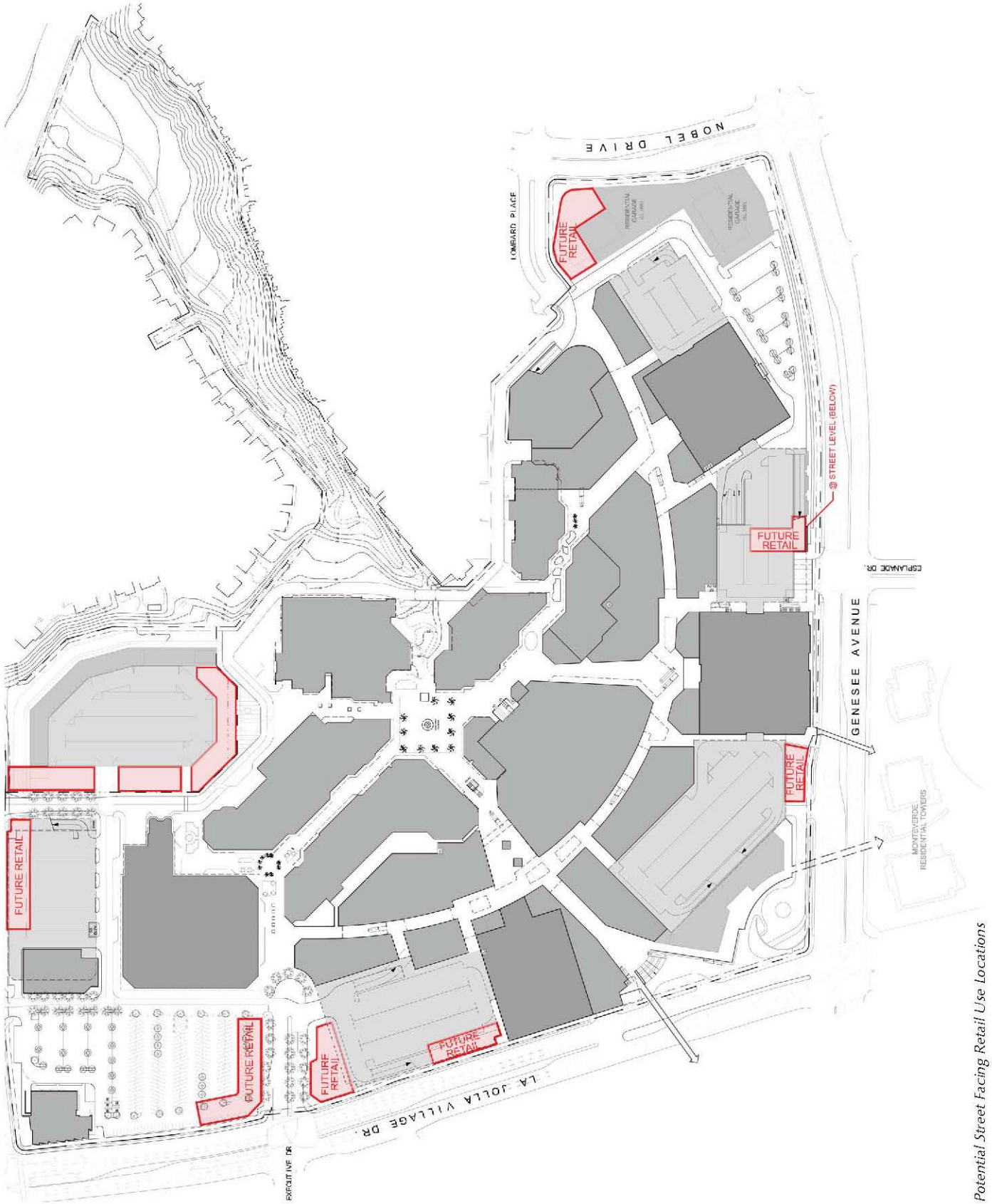


Palm Plaza – Ground Use and Setbacks



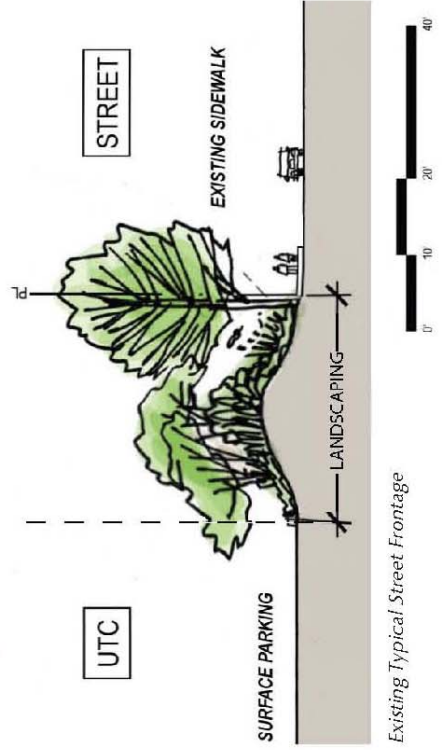
- NEW PROPERTY LINE
- - - EXISTING PROPERTY LINE
- DISTRICT LIMIT
- - - SETBACK



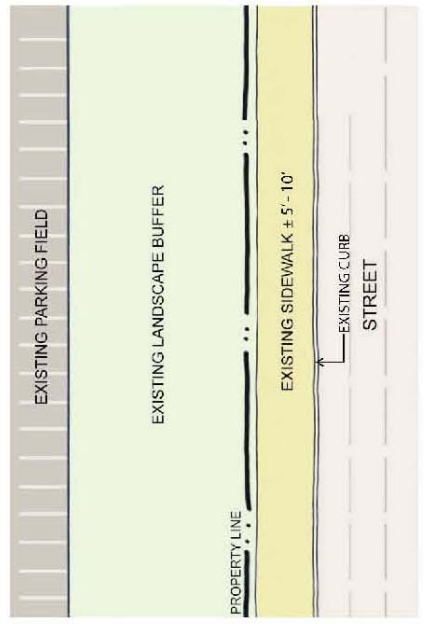


Potential Street Facing Retail Use Locations

Existing

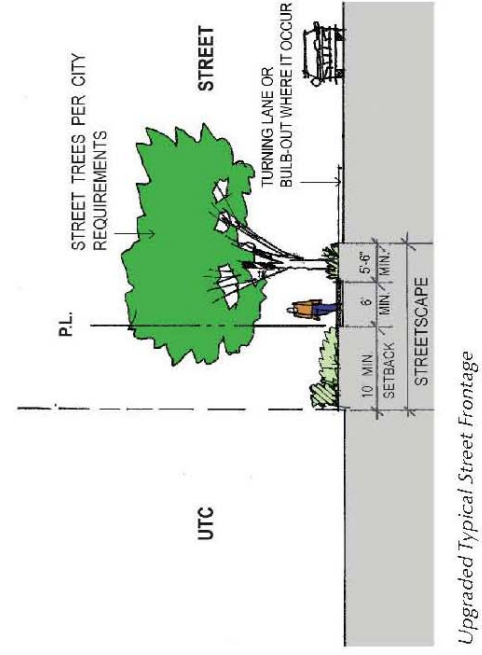


Existing Typical Street Frontage

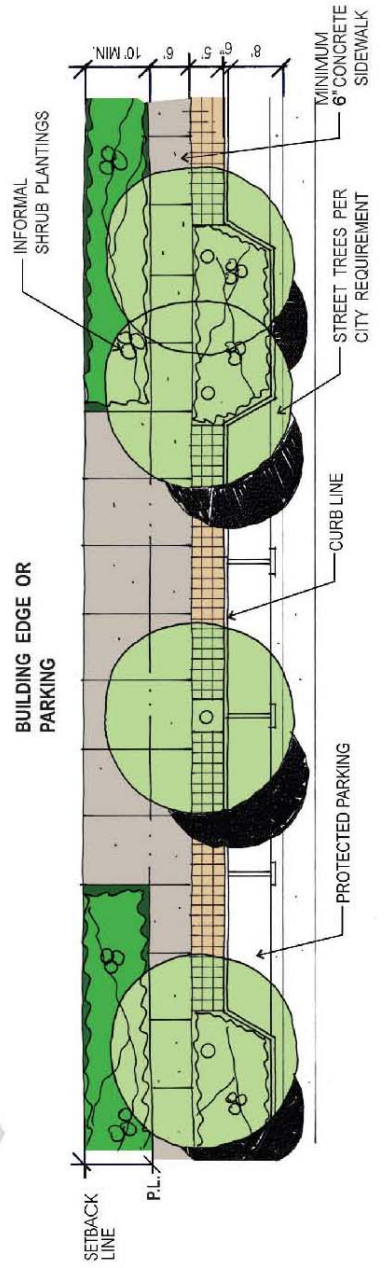


Existing Contiguous Sidewalk

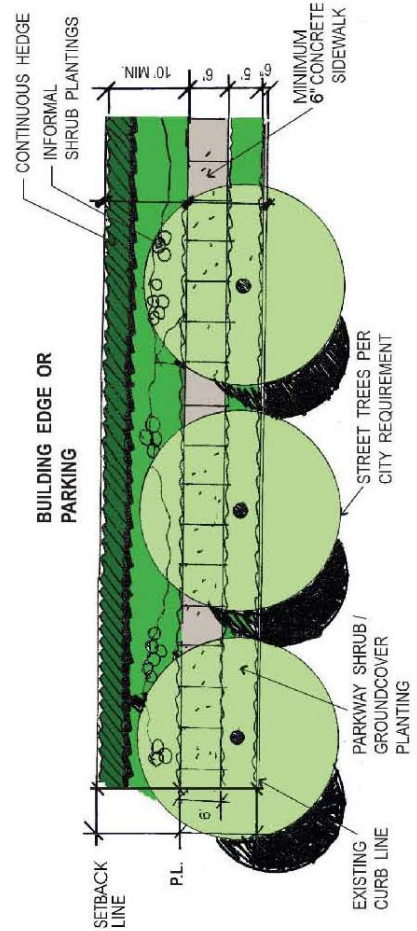
Proposed

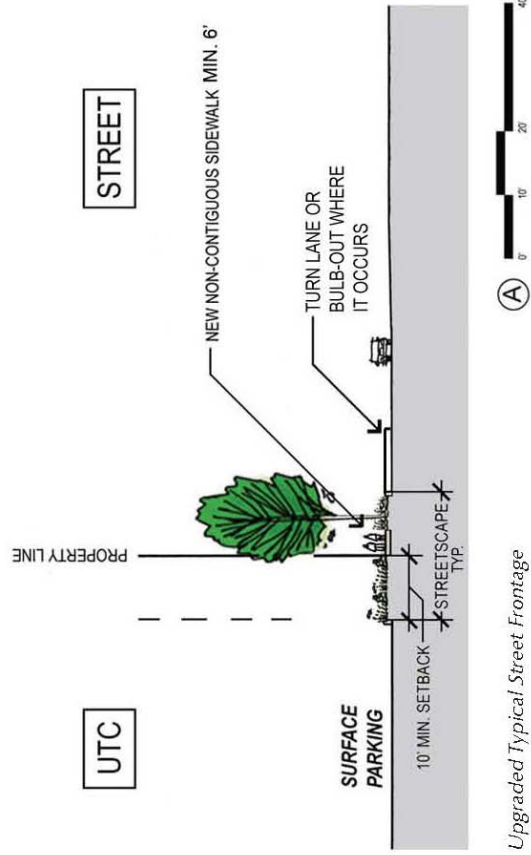


Upgraded Typical Street Frontage

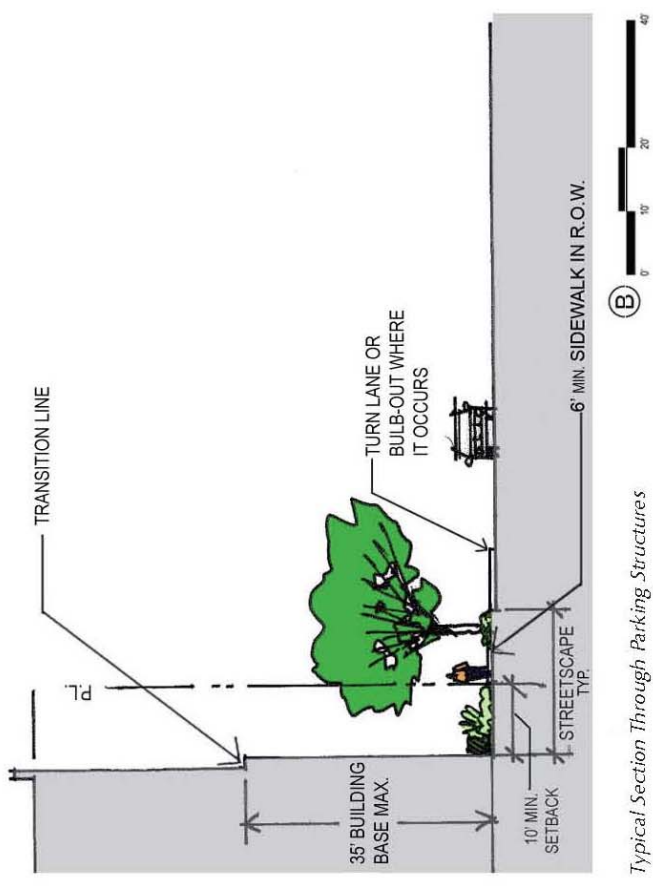


Option A - Parkway Plan

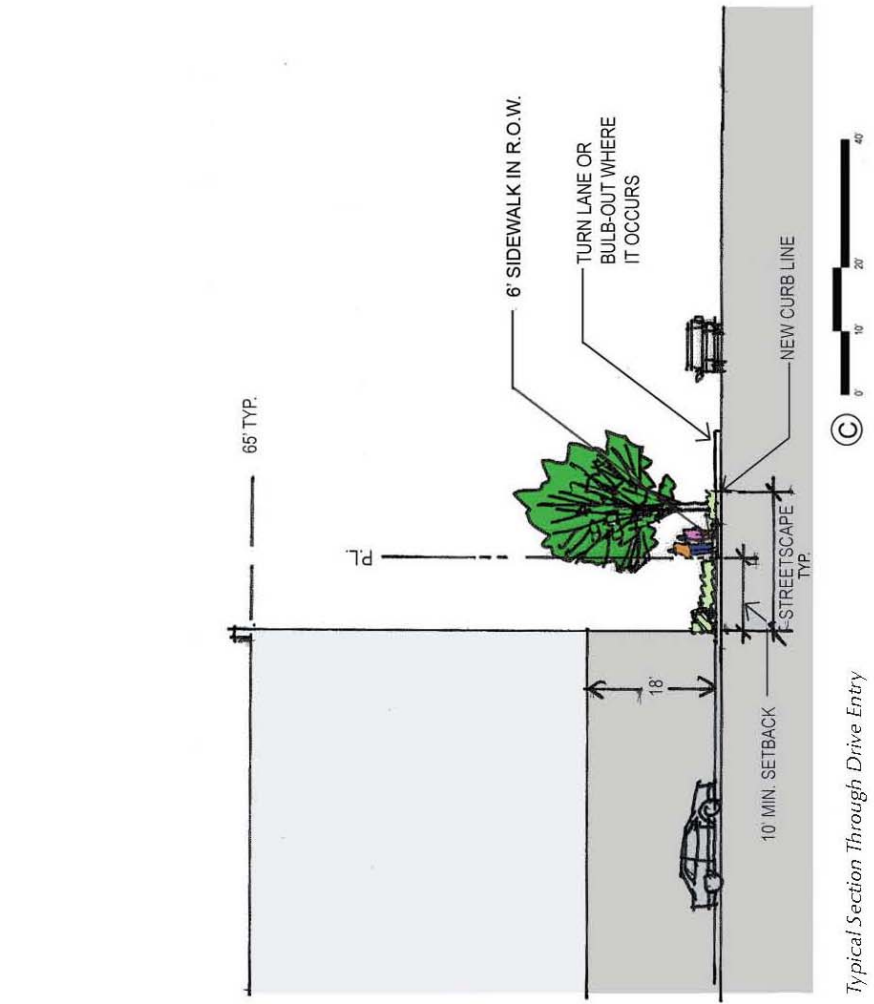




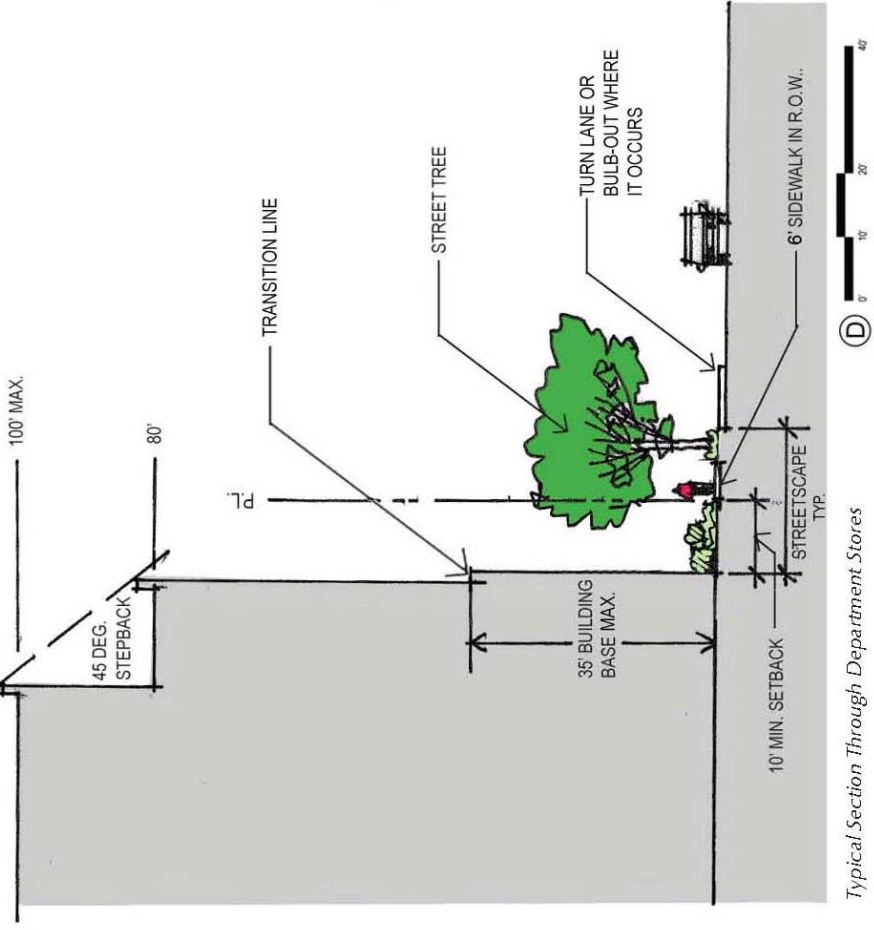
Upgraded Typical Street Frontage



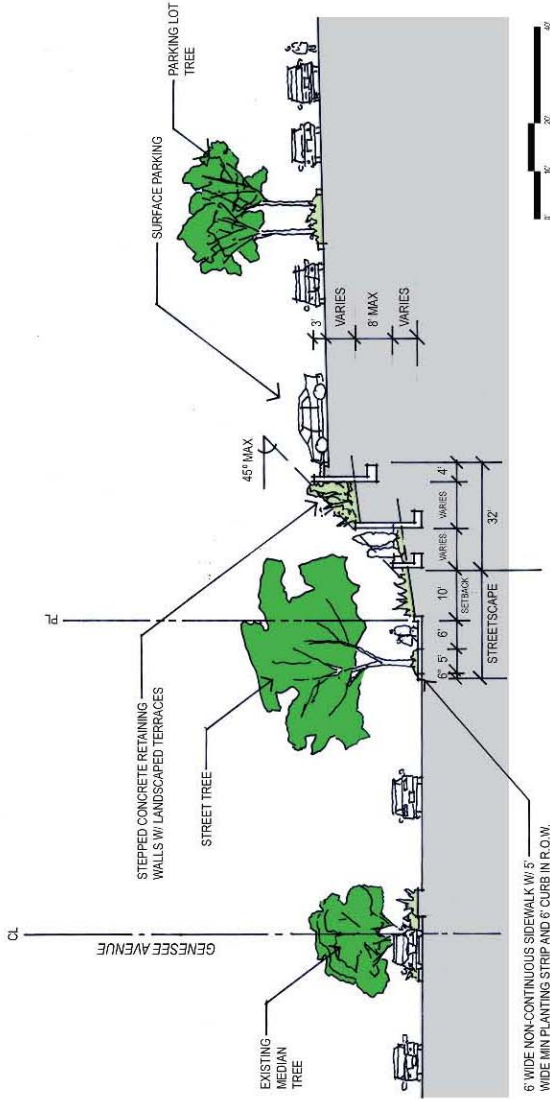
Typical Section Through Parking Structures



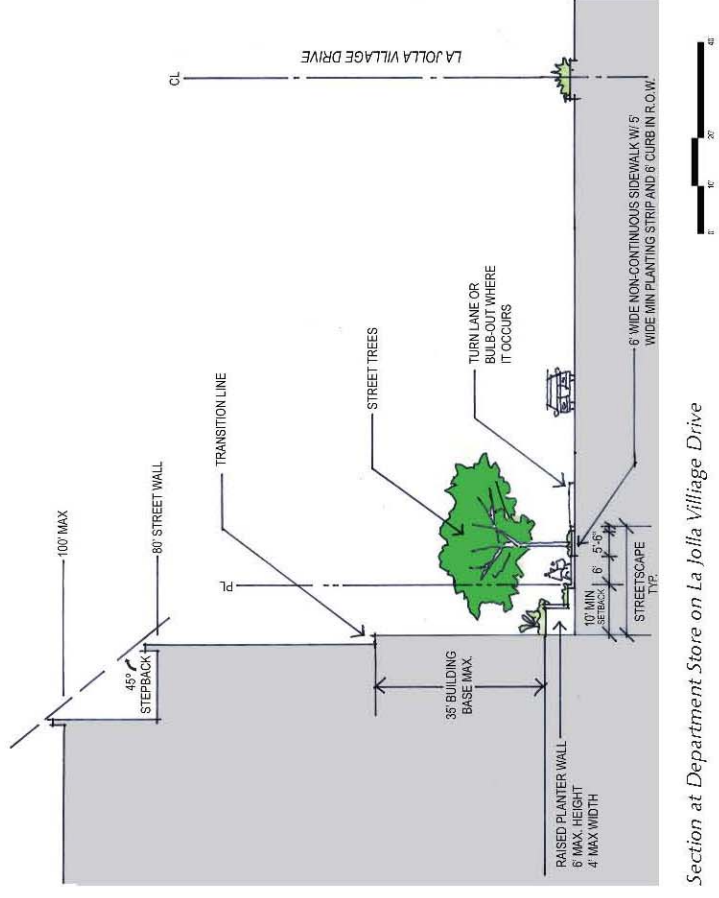
Typical Section Through Drive Entry



Typical Section Through Department Stores



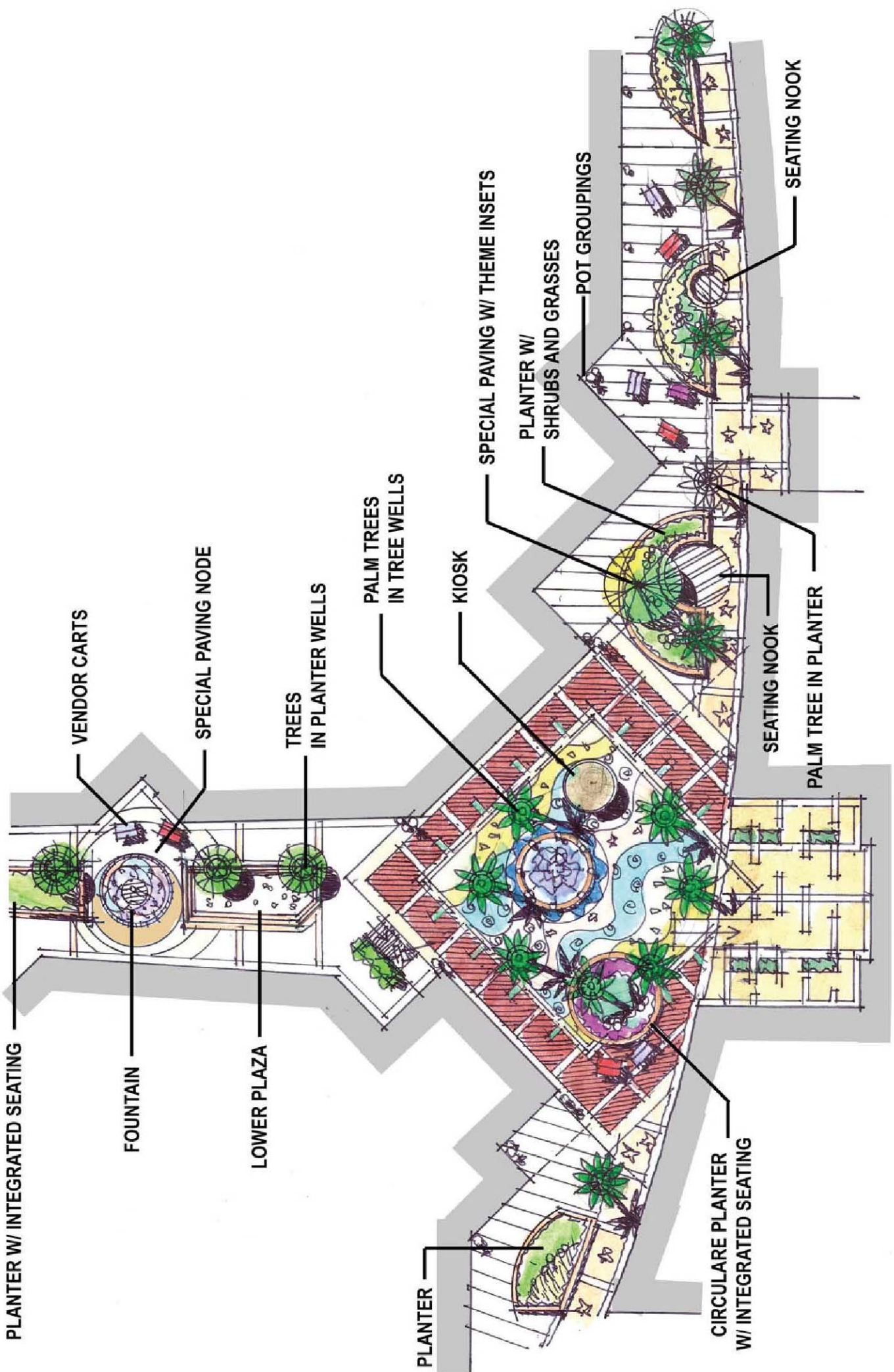
Section South of Genesee Ave



Section at Department Store on La Jolla Village Drive

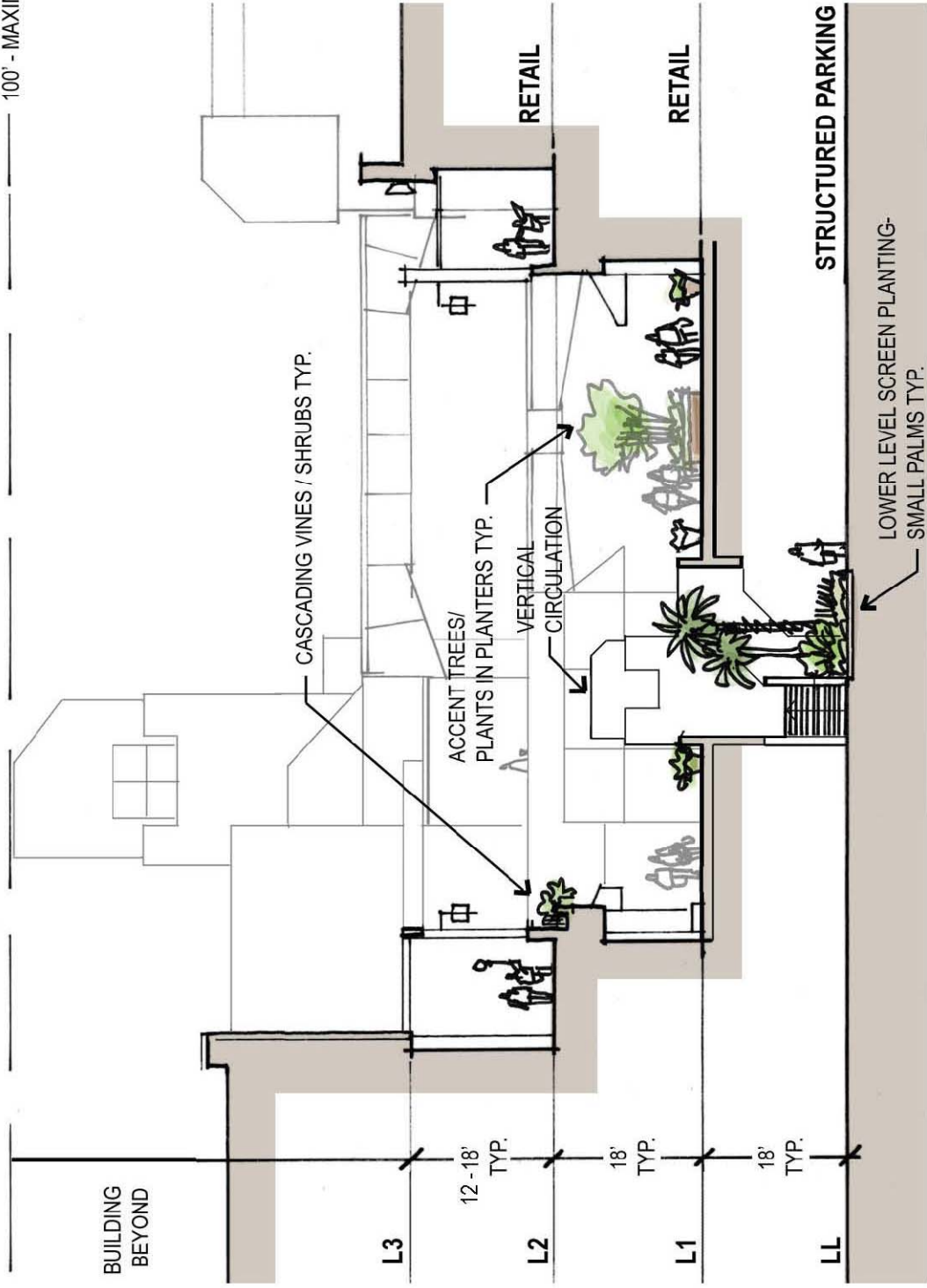


Possible configuration of new transit station



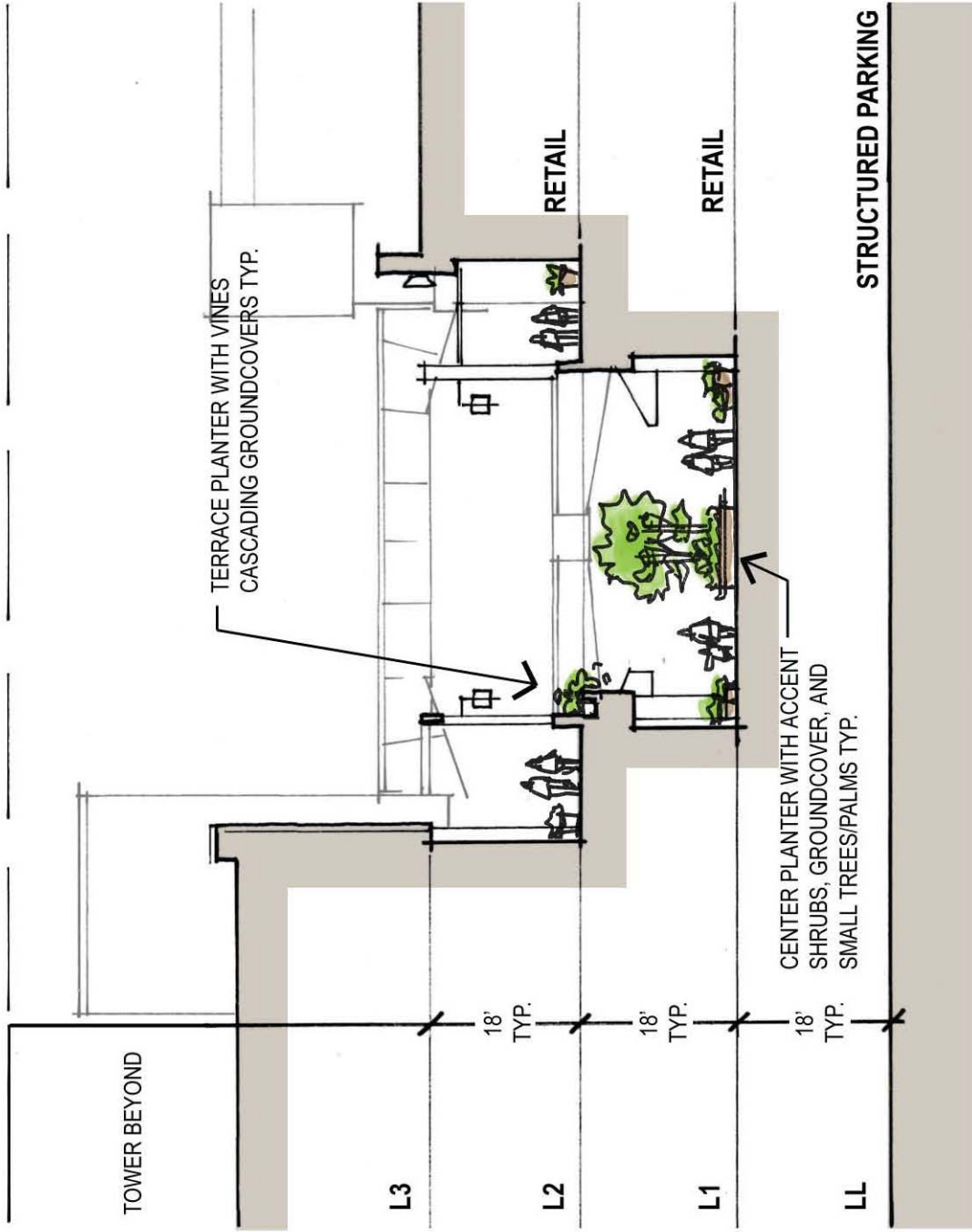
DEPARTMENT STORE

100' - MAXIMUM BUILDING HEIGHT

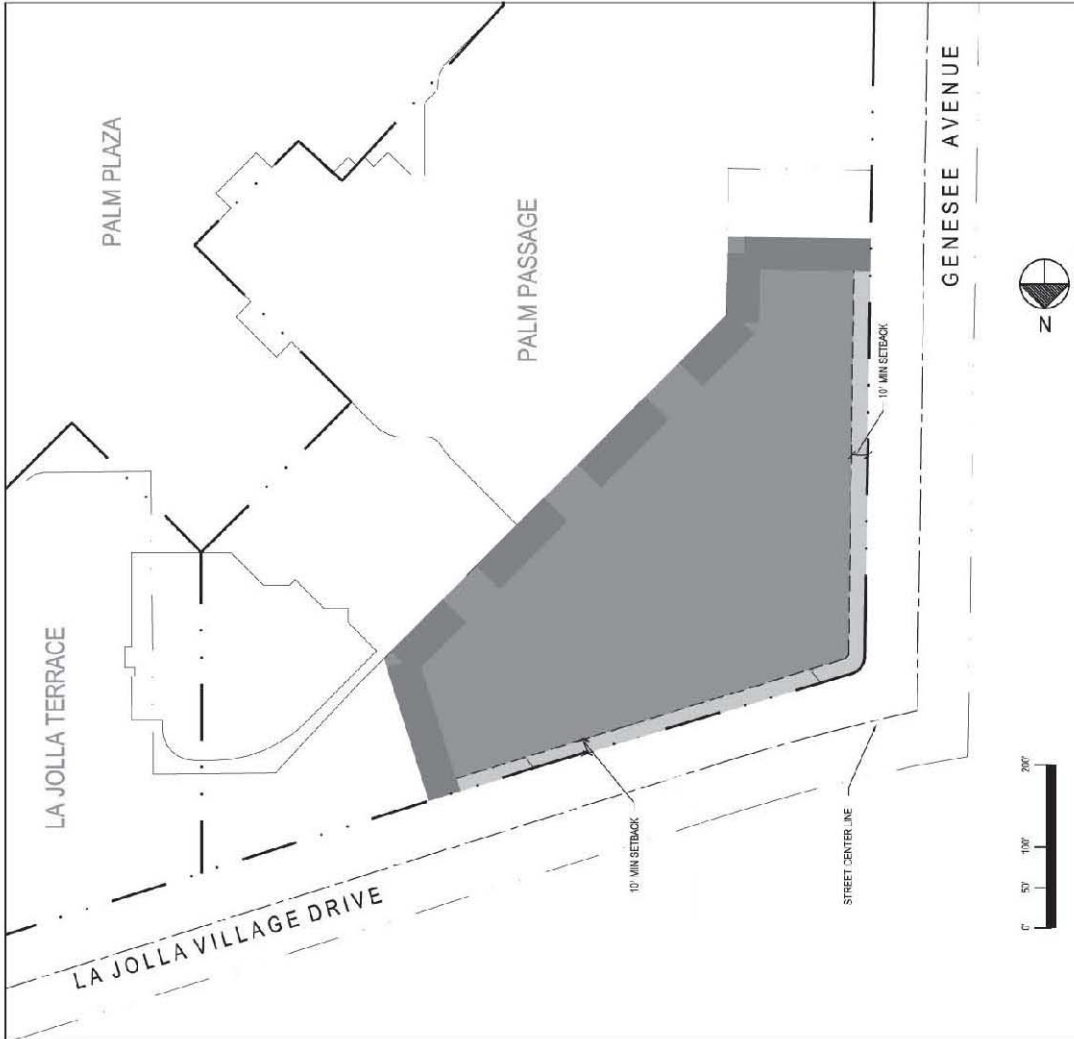
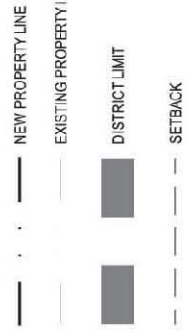
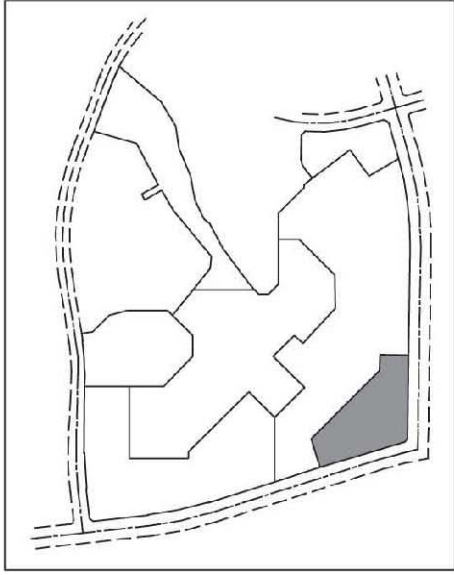


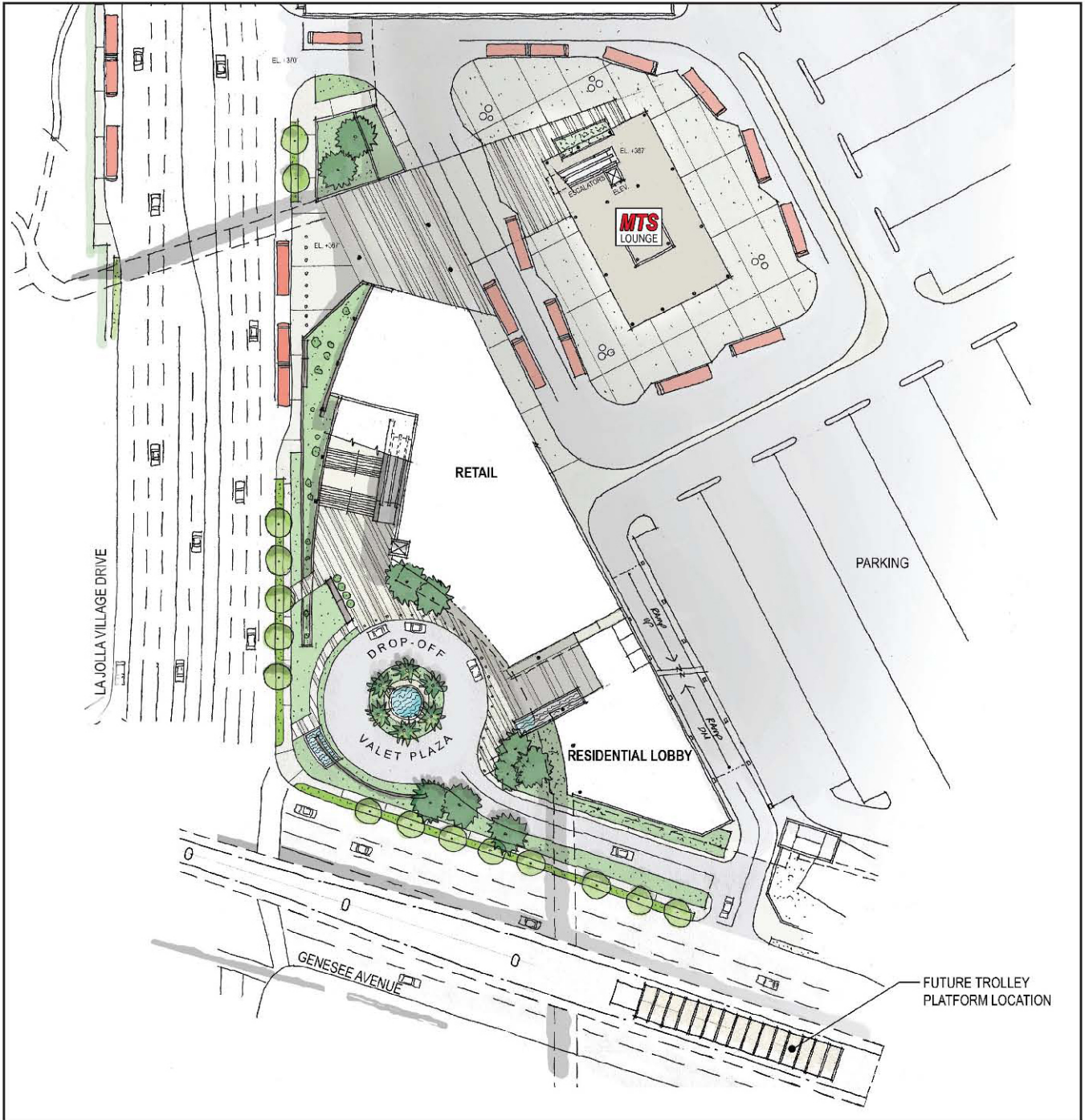
Example of typical section through a courtyard of Palm Passage

100' - MAXIMUM BUILDING HEIGHT

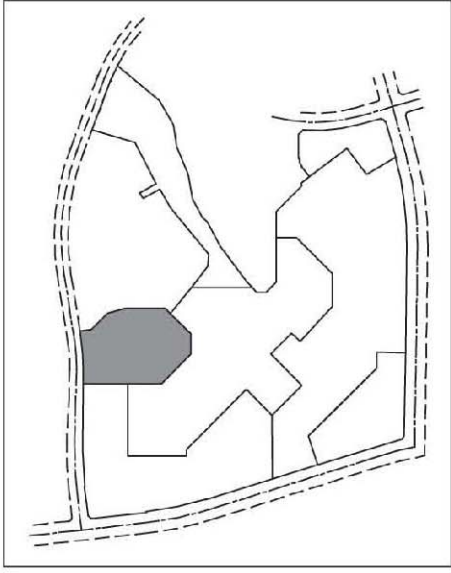
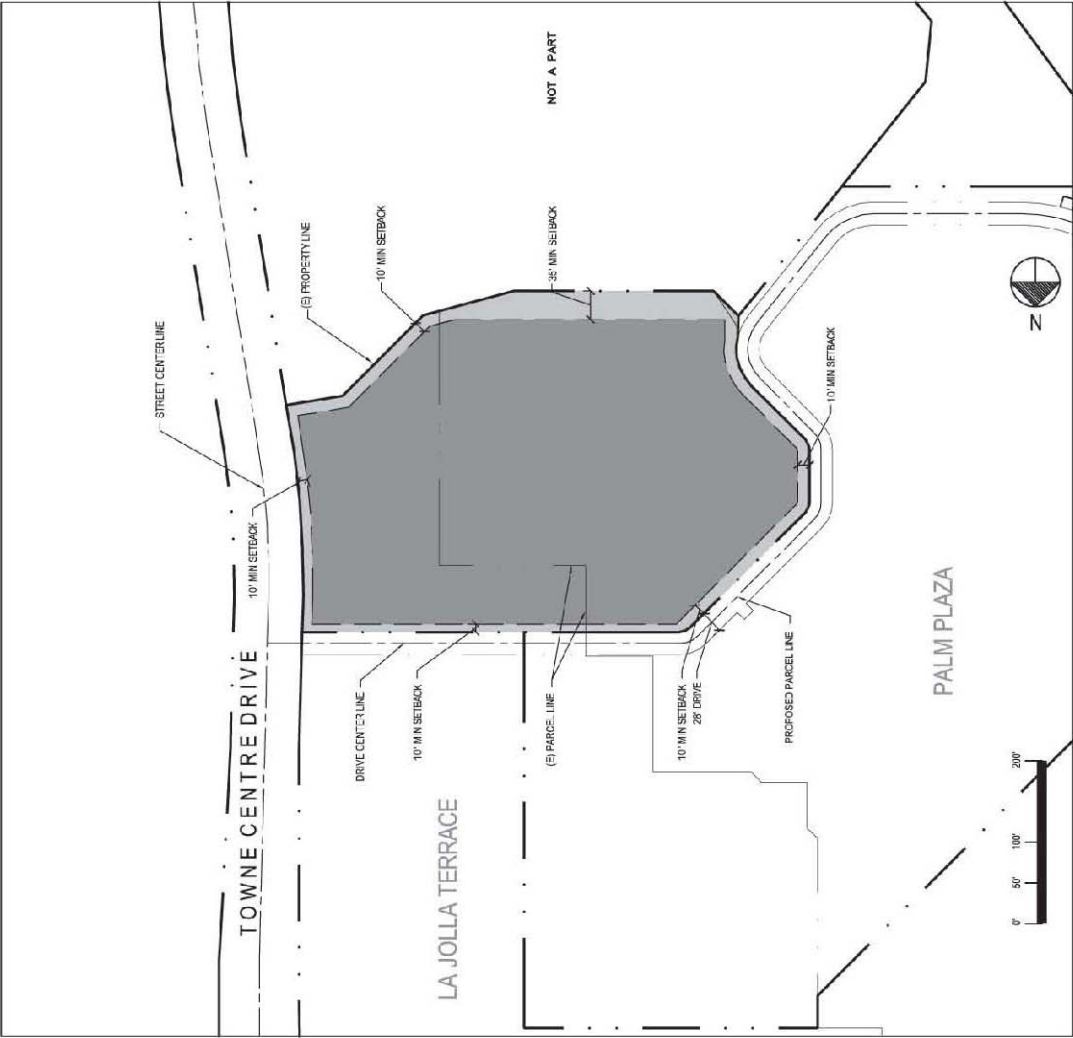


Example of typical section in the Palm Passage



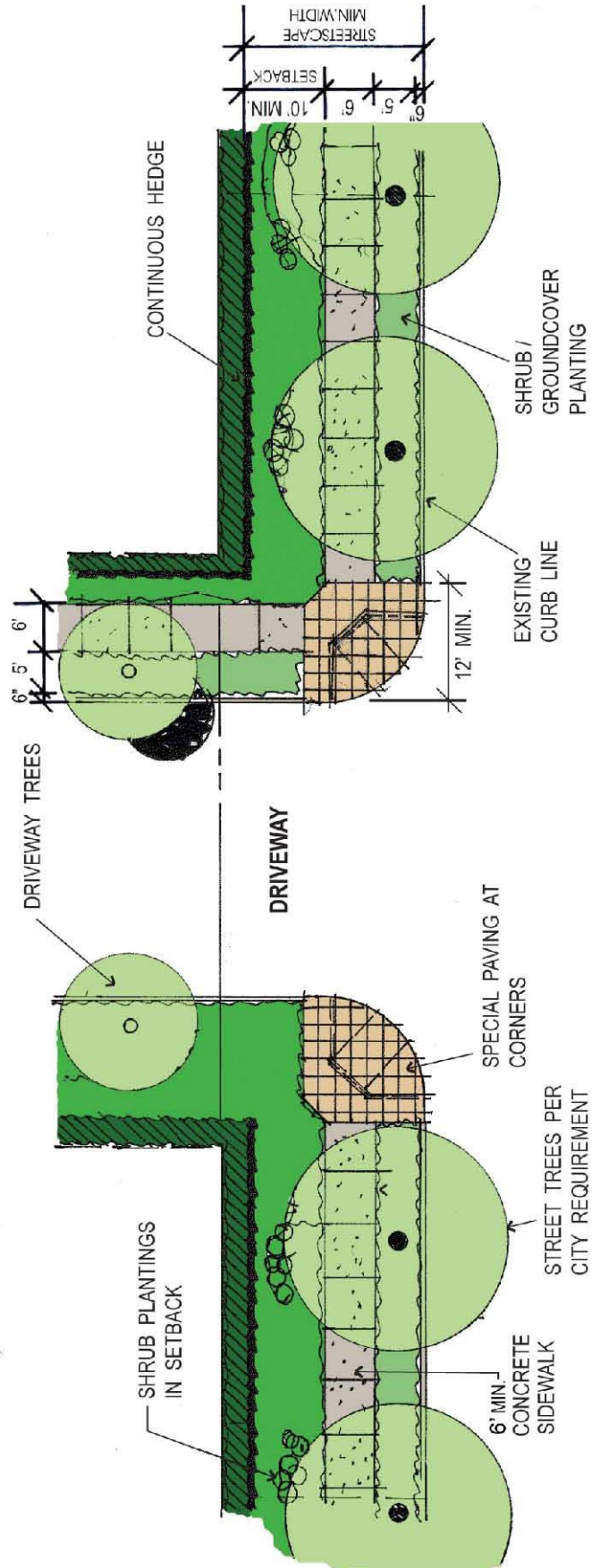


Possible configuration of new transit station

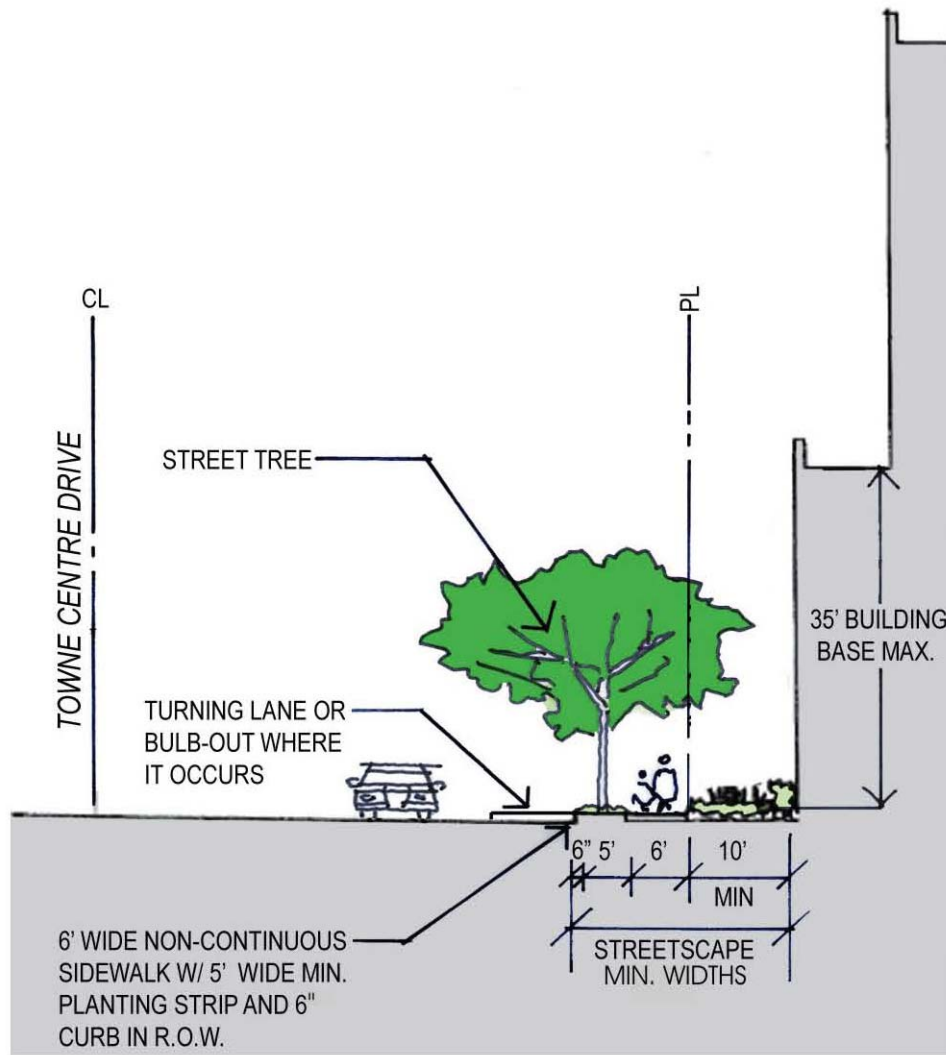


- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- DISTRICT LIMIT
- - - SETBACK

Towne Center Gardens—Ground Use and Setbacks



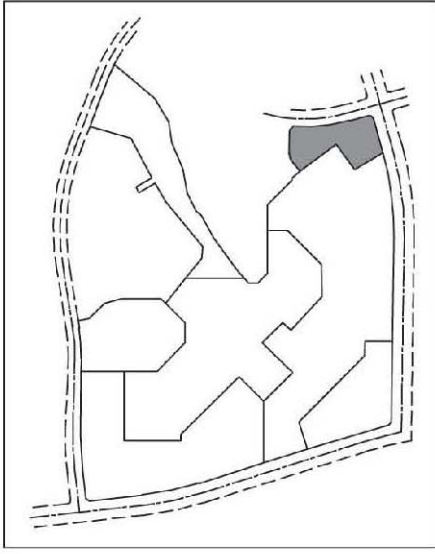
Typical Entry Signalized Driveway Condition Showing Minimum Widths



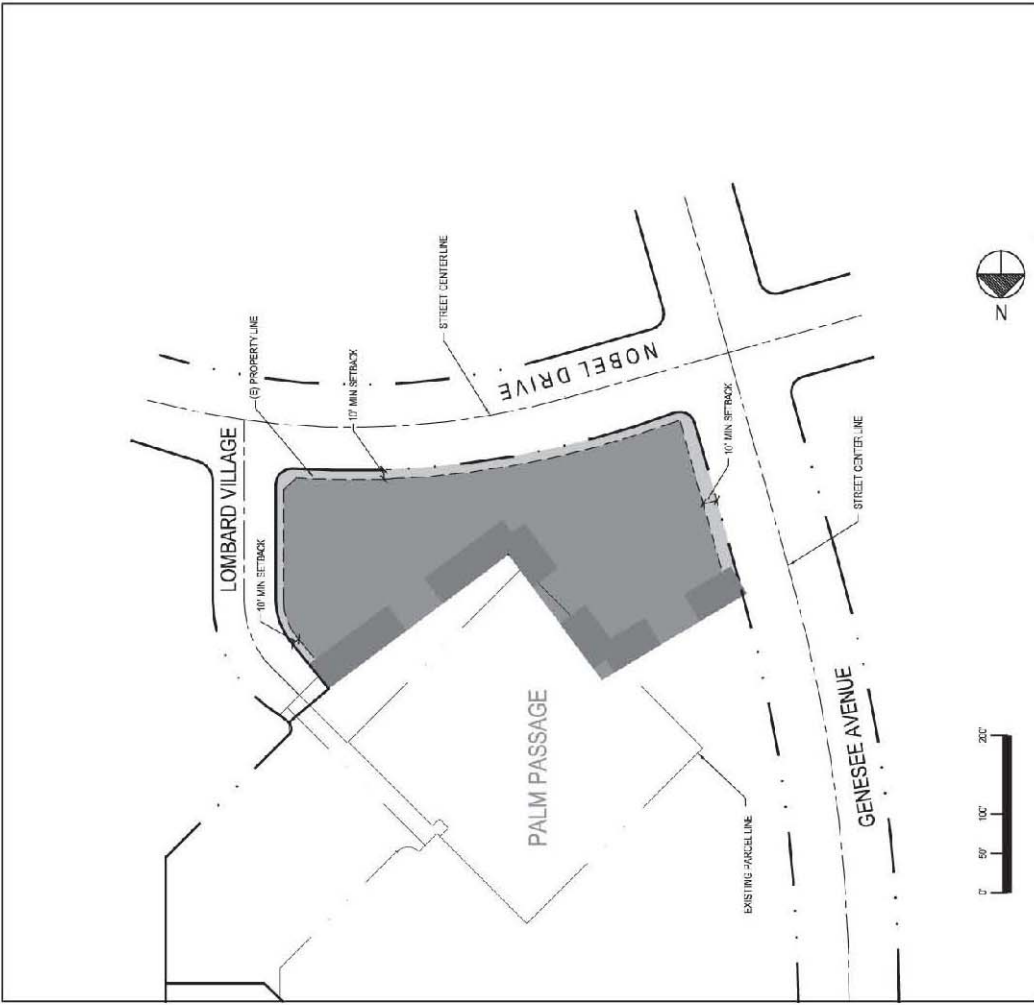
Maximum Building Envelope along Towne Centre Drive



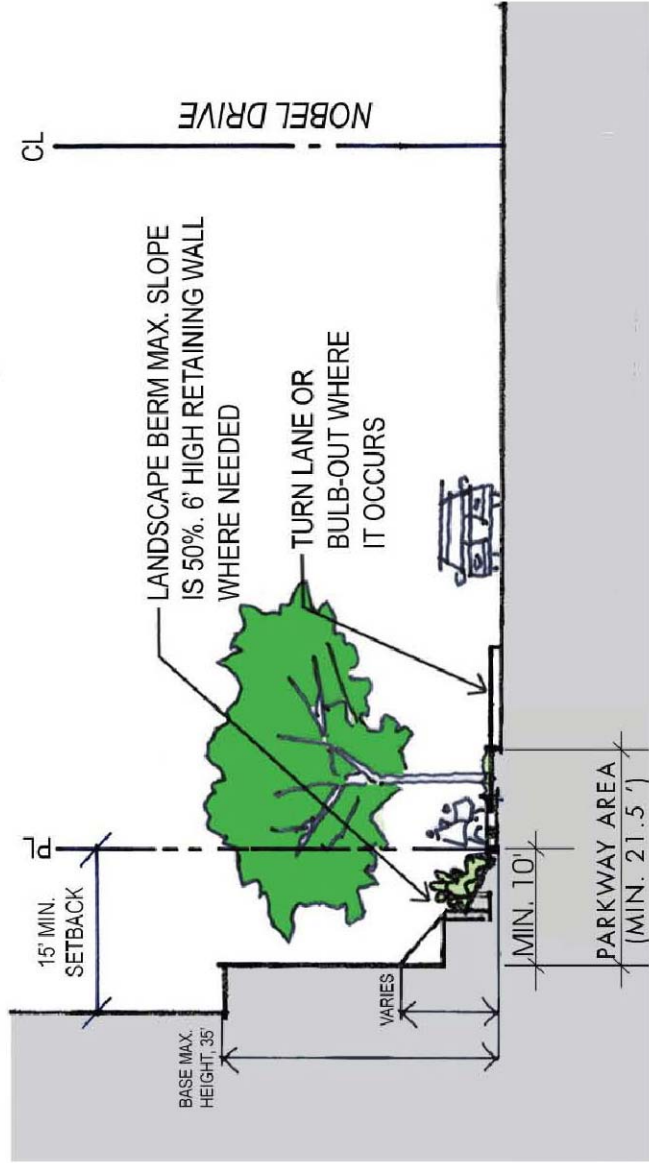
Section at Towne Centre Gardens and Vista La Jolla



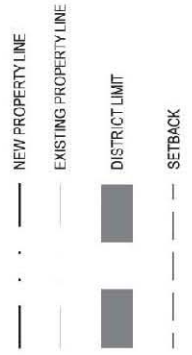
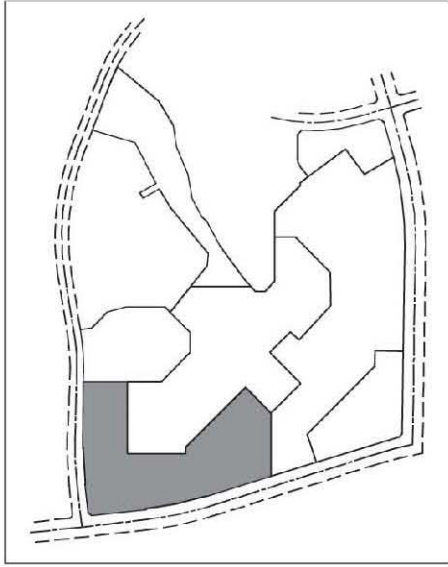
- NEW PROPERTY LINE
- · · EXISTING PROPERTY LINE
- DISTRICT LIMIT
- - - SETBACK



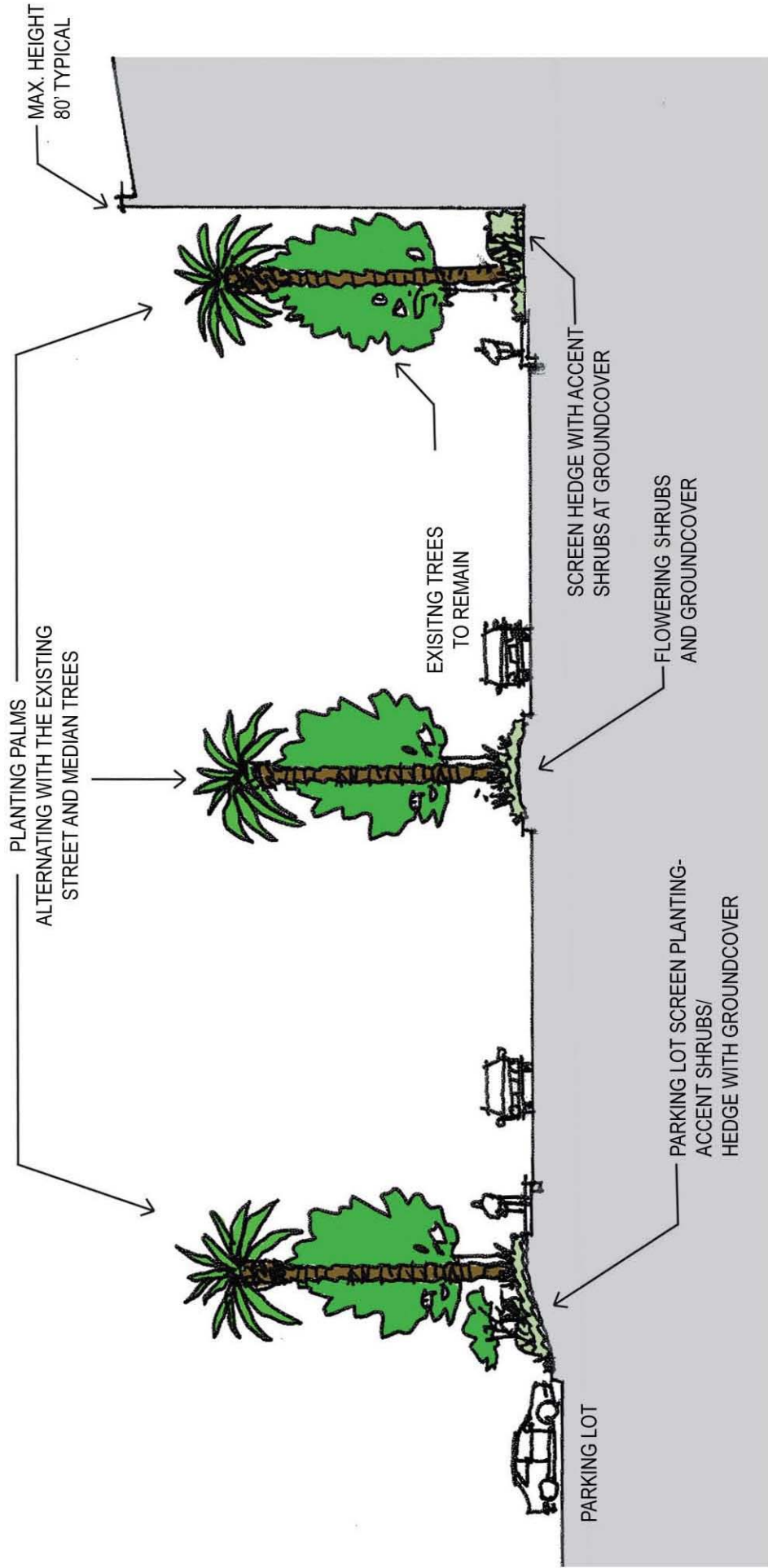
Noble Heights – Ground Use and Setbacks



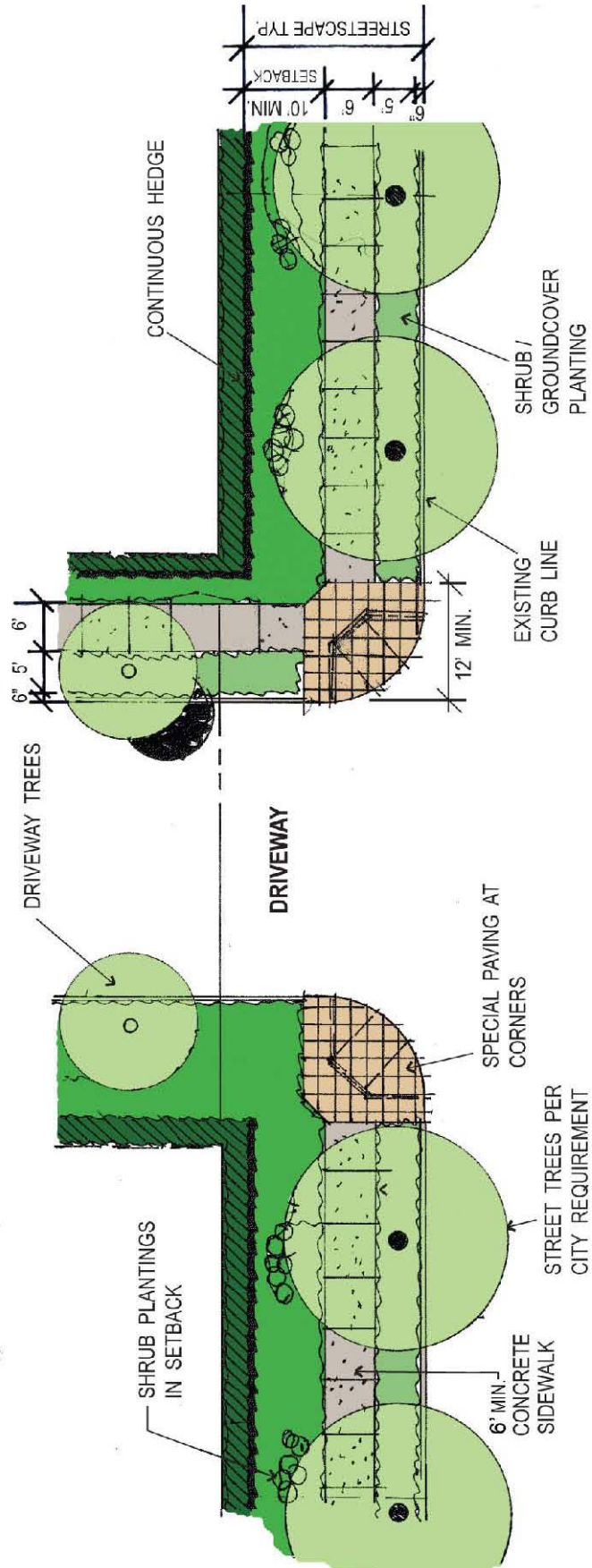
Maximum Building Envelope along Nobel Drive



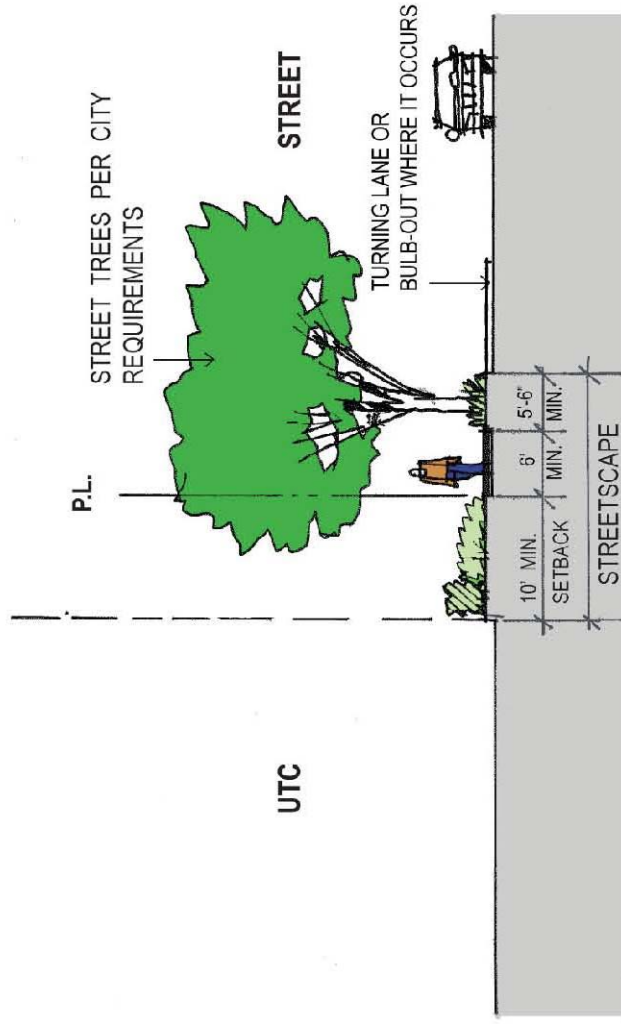
La Jolla Terrace – Ground Use and Setbacks



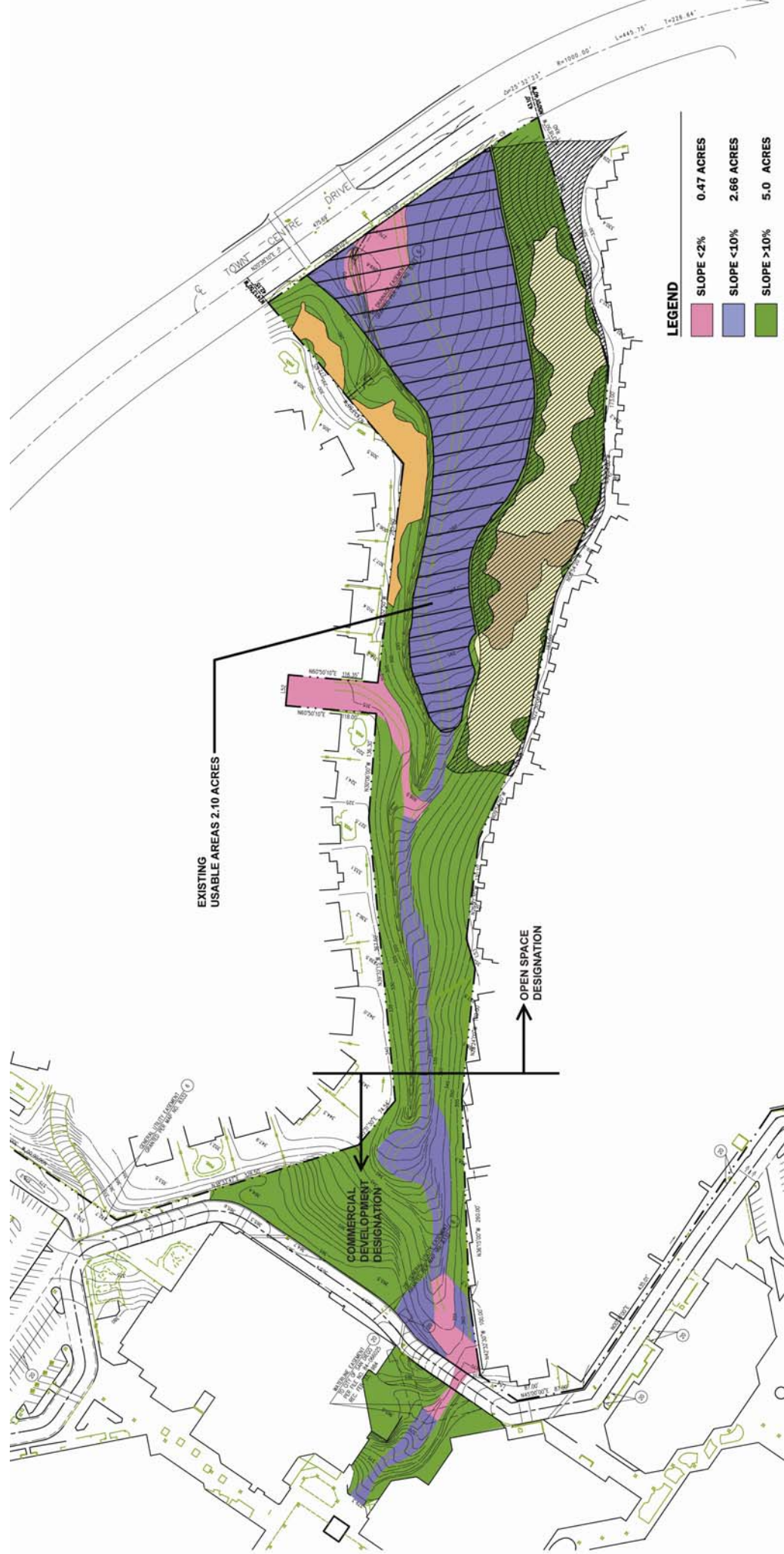
Entry Drive of La Jolla Village Drive











Typical Signalized Entry Driveway Condition Showing Minimum Widths

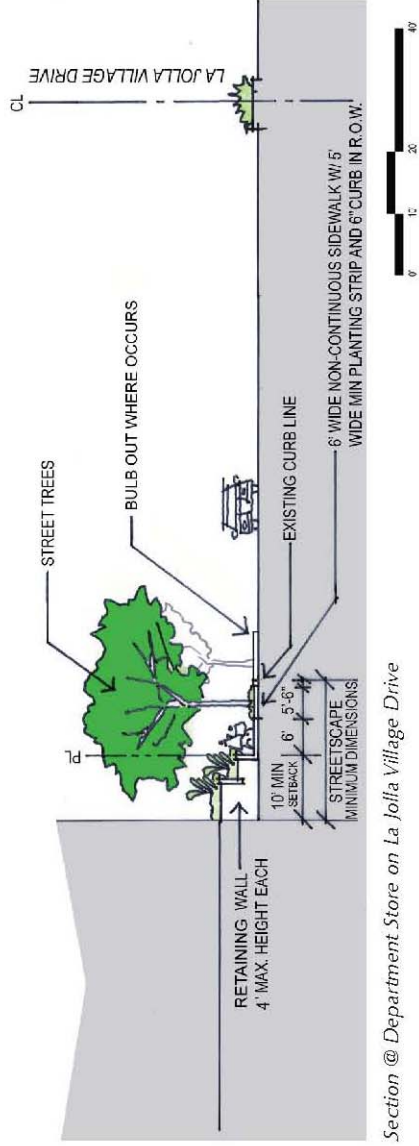


Streetscape – La Jolla Village Drive and Genesee Drive

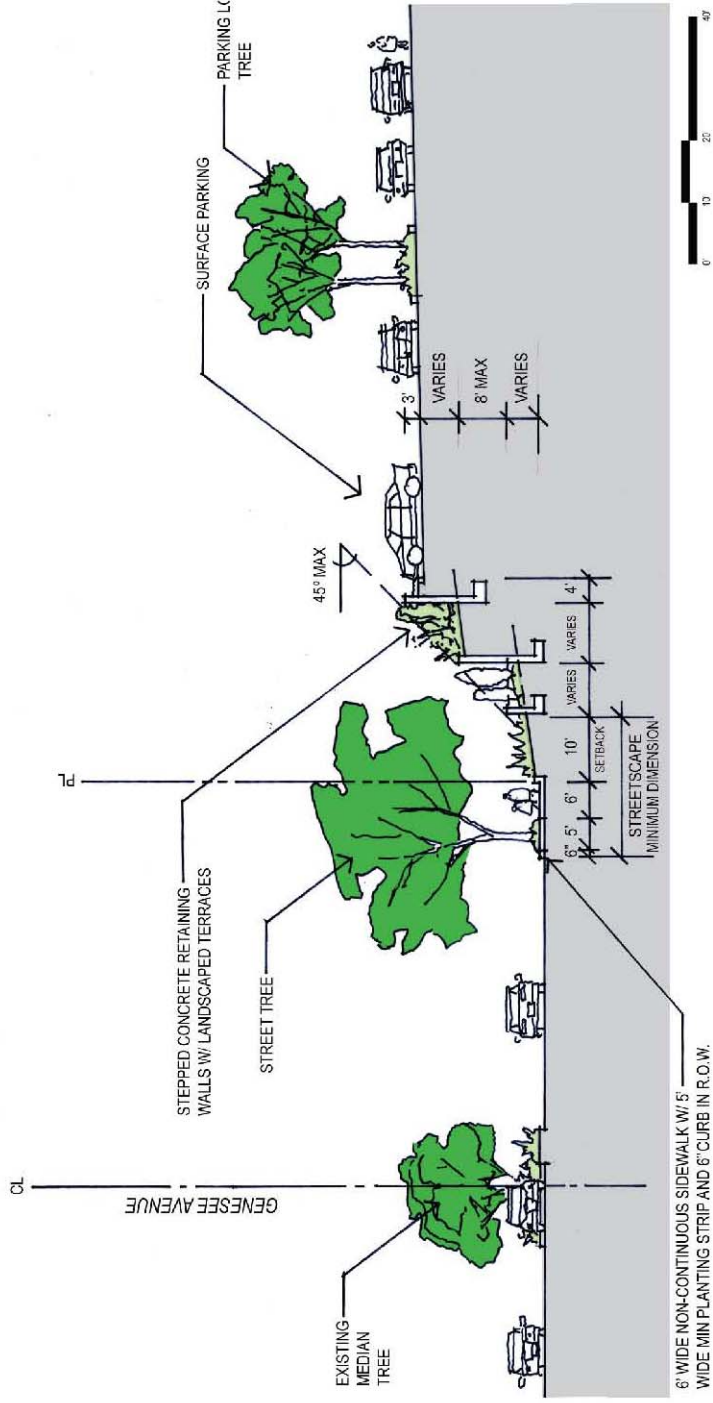


LEGEND

	SLOPE <2%	0.47 ACRES
	SLOPE <10%	2.66 ACRES
	SLOPE >10%	5.0 ACRES
	USABLE AREA	2.10 ACRES
	NATURAL SLOPES	
	DIEGAN COASTAL SAGE SCRUB	
	SOUTHERN MIXED CHAPARRAL	
	SCRUB OAK CHAPARRAL	



Section @ Department Store on La Jolla Village Drive



Section @ Nordstrom Parking on Genesee Avenue

UTC

A Westfield Shoppingtown
4545 La Jolla Village Drive
San Diego, California 92122-1212

MPDP SUBMITTAL

Westfield

Westfield Design & Construction

10015 Mission Road, 12th Floor
San Diego, California 92168
Telephone: 619 444 4444
Facsimile: 619 444 4445

RICK

San Diego Office
10015 Mission Road, 12th Floor
San Diego, California 92168
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San Diego Office
10015 Mission Road, 12th Floor
San Diego, California 92168
Telephone: 619 444 4444

San Diego Office
10015 Mission Road, 12th Floor
San Diego, California 92168
Telephone: 619 444 4444

LEGEND

SYMBOL	DESCRIPTION
(Symbol: Dashed line with dots)	EXISTING UTILITY
(Symbol: Solid line with dots)	EXISTING UTILITY TO REMAIN
(Symbol: Solid line)	NEW UTILITY
(Symbol: Dashed line)	EXISTING UTILITY TO BE REMOVED
(Symbol: Solid line with cross-hatch)	EXISTING UTILITY TO BE RELOCATED
(Symbol: Solid line with cross-hatch)	EXISTING UTILITY TO BE RELOCATED AND ENLARGED
(Symbol: Solid line with cross-hatch)	EXISTING UTILITY TO BE RELOCATED AND ENLARGED AND TO BE ADJUSTED TO MEET MINIMUM COVER REQUIREMENTS

FILE PATH: C:\PROJECTS\11000\11000.DWG
PROJECT NO: 11000
DRAWN BY: CHECKED BY:
PLOT DATE: 24-07-2007

EXISTING UTILITIES WATER & SEWER

C4.1



PREPARED BY: RICK ENGINEERING COMPANY
MAIL: 5600 FRANKS ROAD
ADDRESS: SAN DIEGO, CALIFORNIA 92110
PHONE: 619 291 0707

PROJECT INFORMATION:
LEGAL DESCRIPTION:
THOSE PORTIONS OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031,

UTC

A Westfield Shoppingtown
4545 La Jolla Village Drive
San Diego, California 92122-1212

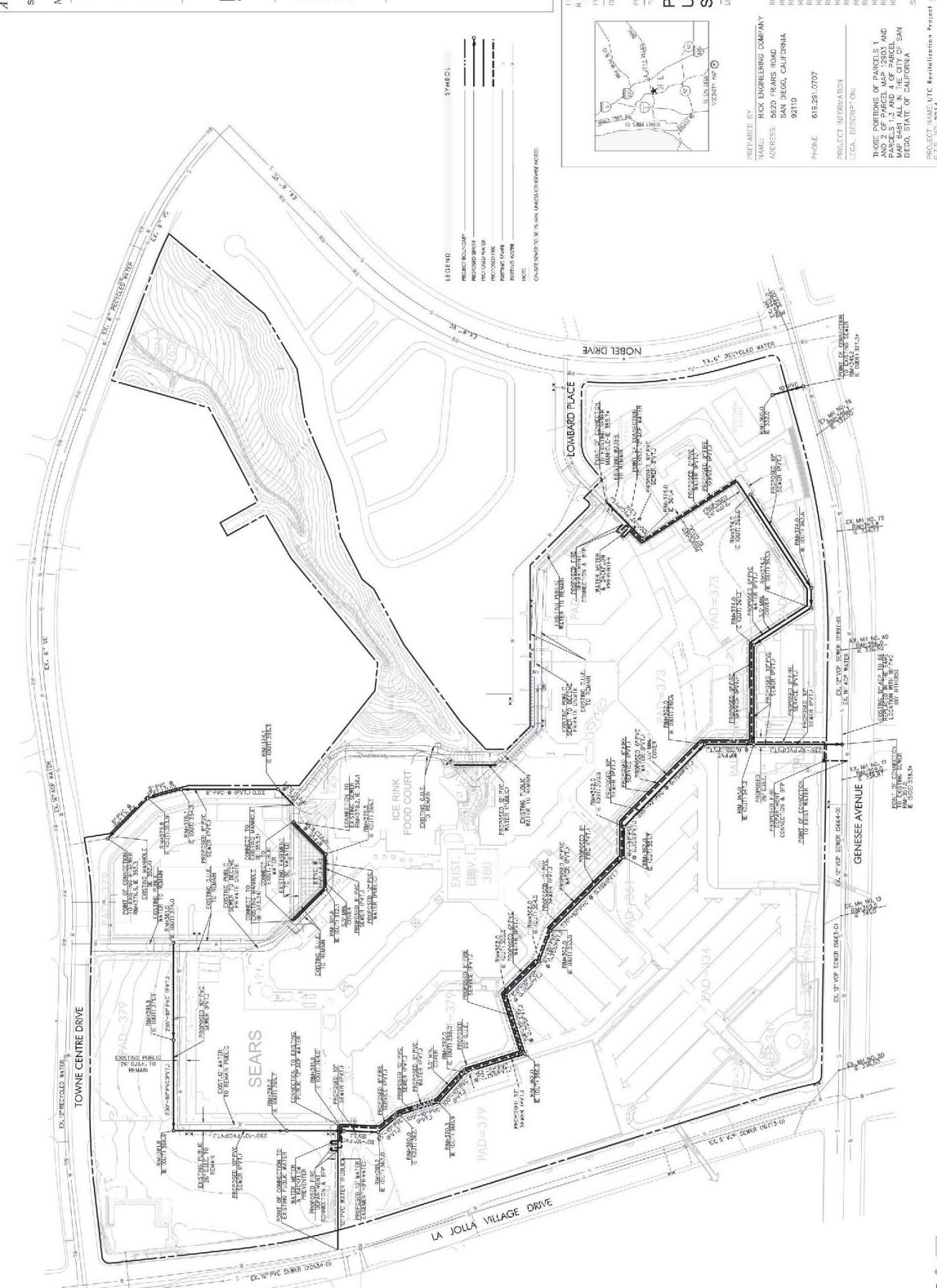
MPDP SUBMITTAL

Westfield
Westfield Design & Construction
11001 Wilshire Boulevard, 12th Floor
Los Angeles, California 90025-1488
Phone: 310 471 4668
Fax: 310 471 4669

RICK
RICK ENGINEERING COMPANY
11001 Wilshire Boulevard, 12th Floor
Los Angeles, California 90025-1488
Phone: 310 471 4668
Fax: 310 471 4669

PREPARED BY: Rick Engineering Company
DRAWN BY: Rick Engineering Company
CHECKED BY: Rick Engineering Company
PROJECT NUMBER: 0711-14-000
DATE: 11/09/07

LEGEND	SYMBOL
PREDICTED BOUNDARY	---
PREDICTED SEWER	---
PREDICTED WATER	---
EXISTING SEWER	---
EXISTING WATER	---
EXISTING UTILITIES	---
EXISTING ELEVATION	---
EXISTING ROAD CENTERLINE	---
EXISTING ROAD RIGHT-OF-WAY	---
EXISTING ROAD LEFT-OF-WAY	---
EXISTING ROAD CENTERLINE	---
EXISTING ROAD RIGHT-OF-WAY	---
EXISTING ROAD LEFT-OF-WAY	---



TITLE: H. W. LAURENCE (VIGOROUS) (S) (M)
PROJECT NO: J-14000A
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
DATE: 29 OCT 2007

PROPOSED UTILITIES-FIRE, SEWER & WATER

DRAWING NO: **C5.1**

PREPARED BY: RICK ENGINEERING COMPANY
ADDRESS: 5820 FRANKS ROAD
SAN DIEGO, CALIFORNIA 92120
PHONE: 619.291.0707

REVISION 1: APRIL 11, 2007
REVISION 2: APRIL 11, 2007
REVISION 3: APRIL 11, 2007
REVISION 4: APRIL 11, 2007
REVISION 5: APRIL 11, 2007
REVISION 6: APRIL 11, 2007
REVISION 7: APRIL 11, 2007
REVISION 8: APRIL 11, 2007
REVISION 9: APRIL 11, 2007
REVISION 10: APRIL 11, 2007
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REVISION 98: APRIL 11, 2007
REVISION 99: APRIL 11, 2007
REVISION 100: APRIL 11, 2007

PROJECT NAME: UTC Renovation Project
SHEET: 5 OF 13
DATE: 11/09/07
DRAWN BY: J. J. J. J.
CHECKED BY: J. J. J. J.
DATE: 29 OCT 2007

GRAPHIC SCALE 1" = 100'

UTC

A Westfield Shoppingtown
4545 La Jolla Village Drive
San Diego, California 92122-1212

MPDP SUBMITTAL

Westfield

Westfield Design & Construction

1101 Western Boulevard, City Hall
San Francisco, CA 94104
Tel: 415.774.4400
Fax: 415.774.4400

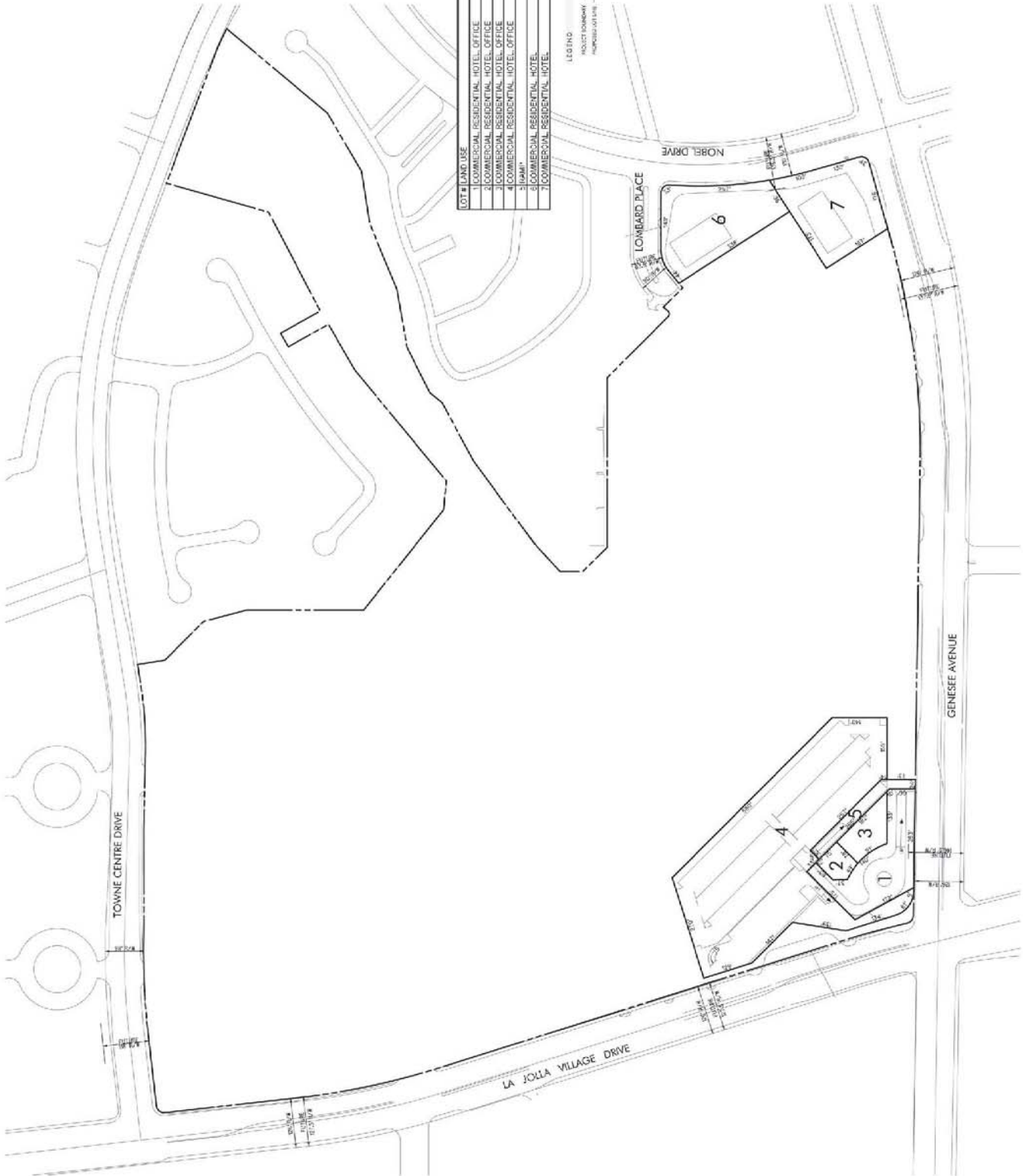
RICK

10000 Camino del Rio South
Suite 1000
San Diego, CA 92108

1101 Western Boulevard, City Hall
San Francisco, CA 94104
Tel: 415.774.4400
Fax: 415.774.4400

LOT / LAND USE	AREA (SQ. FEET)	ELEV.	GROUND AREA (SQ. FEET)
1 COMMERCIAL RESIDENTIAL HOTEL OFFICE	0.14	348	0.14
2 COMMERCIAL RESIDENTIAL HOTEL OFFICE	0.27	348	0.27
3 COMMERCIAL RESIDENTIAL HOTEL OFFICE	4.27	332	4.27
4 COMMERCIAL RESIDENTIAL HOTEL OFFICE	0.25	308-346	0.25
5 PARK	1.25	335	1.25
6 COMMERCIAL RESIDENTIAL HOTEL	1.15	332	1.15
7 COMMERCIAL RESIDENTIAL HOTEL	1.22	332	1.22

LEGEND
PROJECT BOUNDARY
PROPOSED LOT LINE
SYMBOL



THE DATE: 11/11/2007
PROJECT NO: 04-0056A
TOWN: CLEVELAND
JOB DATE: 08-30-2007

VESTING TENTATIVE MAP LOWER LEVEL 1

TRAP # 12

C6.1

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

DATE: 11/11/2007
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

PROJECT NAME: UTC Revitalization Project
PROJECT NO: 04-0056A
PROJECT DATE: 11/11/2007

PREPARED BY: RICK ENGINEERING COMPANY
NAME: 8620 FRANKS ROAD
ADDRESS: SAN DIEGO, CALIFORNIA 92110
PHONE: 619.291.0707

LEGAL DESCRIPTION:
THOSE PORTIONS OF PARCELS 1, 2, 3, 4, 5, 6, AND 7 OF MAP 8481 AL, IN THE CITY OF SAN DIEGO, COUNTY OF CALIFORNIA

PROJECT NAME: UTC Revitalization Project
PROJECT NO: 04-0056A
PROJECT DATE: 11/11/2007
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

GRAPHIC SCALE 1" = 300'

UTC

A Westfield Shoppingtown
 4545 La Jolla Village Drive
 San Diego, California 92122-1212
 MPDP SUBMITTAL

Westfield

Westfield Design & Construction
 1100 Wilshire Parkview, 12th Floor
 Los Angeles, California 90025-1740
 Telephone: 310.471.4405
 Fax: 310.471.4405

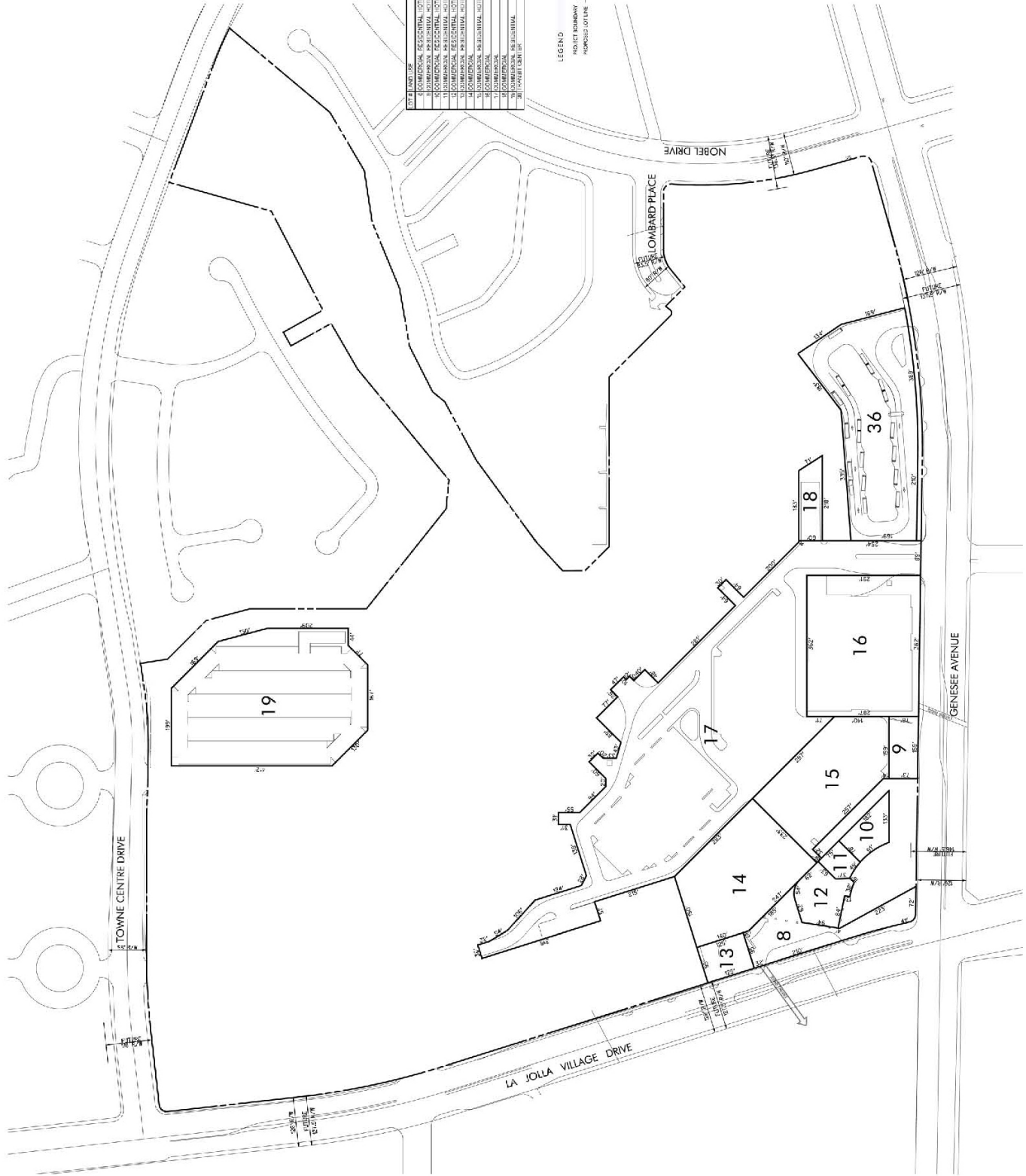
RICK
 LAND MANAGEMENT
 10000 WILSHIRE BLVD., SUITE 1000
 LOS ANGELES, CALIFORNIA 90024-1000
 PHONE: 310.471.4405
 FAX: 310.471.4405

FILE NO: 06-1107
 PROJECT NO: 06-1107-001
 SHEET NO: 06-1107-001-118
 DATE: 06/11/07
 DRAWN BY: JH-REBA
 CHECKED BY: JH-REBA
 PROJECT DATE: 01-NOV-2007

LAND USE SUMMARY TABLE

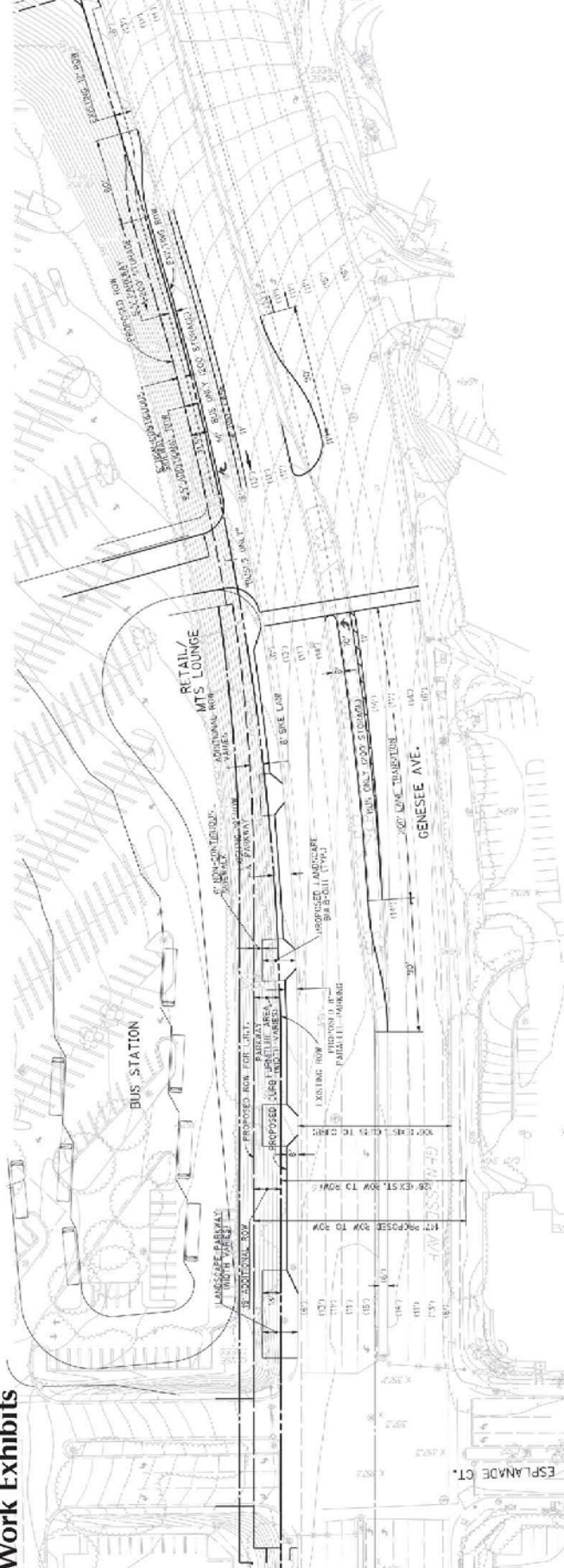
SYMBOL	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL SINGLE-DWELLING	1,021,366	36.0
2	RESIDENTIAL MEDIUM-DENSITY	0	0.0
3	RESIDENTIAL HIGH-DENSITY	0	0.0
4	COMMERCIAL GENERAL OFFICE	0	0.0
5	COMMERCIAL RETAIL	1,134,360	39.0
6	COMMERCIAL RESTAURANT	0	0.0
7	COMMERCIAL PROFESSIONAL	0	0.0
8	COMMERCIAL RECREATION	0	0.0
9	COMMERCIAL PUBLIC UTILITIES	0	0.0
10	COMMERCIAL INDUSTRIAL	1,711,337	58.0
11	COMMERCIAL MANUFACTURING	0	0.0
12	COMMERCIAL TRANSPORTATION	0	0.0
13	COMMERCIAL STORAGE	0	0.0
14	COMMERCIAL WAREHOUSE	0	0.0
15	COMMERCIAL OFFICE BUILDING	0	0.0
16	COMMERCIAL RETAIL	0	0.0
17	COMMERCIAL RESTAURANT	0	0.0
18	COMMERCIAL INDUSTRIAL	0	0.0
19	COMMERCIAL WAREHOUSE	0	0.0
20	COMMERCIAL STORAGE	0	0.0
21	COMMERCIAL TRANSPORTATION	0	0.0
22	COMMERCIAL RECREATION	0	0.0
23	COMMERCIAL PROFESSIONAL	0	0.0
24	COMMERCIAL RETAIL	0	0.0
25	COMMERCIAL GENERAL OFFICE	0	0.0
26	COMMERCIAL MANUFACTURING	0	0.0
27	COMMERCIAL INDUSTRIAL	0	0.0
28	COMMERCIAL WAREHOUSE	0	0.0
29	COMMERCIAL STORAGE	0	0.0
30	COMMERCIAL TRANSPORTATION	0	0.0
31	COMMERCIAL RECREATION	0	0.0
32	COMMERCIAL PROFESSIONAL	0	0.0
33	COMMERCIAL RETAIL	0	0.0
34	COMMERCIAL GENERAL OFFICE	0	0.0
35	COMMERCIAL MANUFACTURING	0	0.0
36	COMMERCIAL INDUSTRIAL	0	0.0
37	COMMERCIAL WAREHOUSE	0	0.0
38	COMMERCIAL STORAGE	0	0.0
39	COMMERCIAL TRANSPORTATION	0	0.0
40	COMMERCIAL RECREATION	0	0.0
41	COMMERCIAL PROFESSIONAL	0	0.0
42	COMMERCIAL RETAIL	0	0.0
43	COMMERCIAL GENERAL OFFICE	0	0.0
44	COMMERCIAL MANUFACTURING	0	0.0
45	COMMERCIAL INDUSTRIAL	0	0.0
46	COMMERCIAL WAREHOUSE	0	0.0
47	COMMERCIAL STORAGE	0	0.0
48	COMMERCIAL TRANSPORTATION	0	0.0
49	COMMERCIAL RECREATION	0	0.0
50	COMMERCIAL PROFESSIONAL	0	0.0
51	COMMERCIAL RETAIL	0	0.0
52	COMMERCIAL GENERAL OFFICE	0	0.0
53	COMMERCIAL MANUFACTURING	0	0.0
54	COMMERCIAL INDUSTRIAL	0	0.0
55	COMMERCIAL WAREHOUSE	0	0.0
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57	COMMERCIAL TRANSPORTATION	0	0.0
58	COMMERCIAL RECREATION	0	0.0
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60	COMMERCIAL RETAIL	0	0.0
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80	COMMERCIAL MANUFACTURING	0	0.0
81	COMMERCIAL INDUSTRIAL	0	0.0
82	COMMERCIAL WAREHOUSE	0	0.0
83	COMMERCIAL STORAGE	0	0.0
84	COMMERCIAL TRANSPORTATION	0	0.0
85	COMMERCIAL RECREATION	0	0.0
86	COMMERCIAL PROFESSIONAL	0	0.0
87	COMMERCIAL RETAIL	0	0.0
88	COMMERCIAL GENERAL OFFICE	0	0.0
89	COMMERCIAL MANUFACTURING	0	0.0
90	COMMERCIAL INDUSTRIAL	0	0.0
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LEGEND
 SOLID BOUNDARY
 PROPERTY LINE



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 CHECKED BY: JH-REBA
 PROJECT DATE: 01-NOV-2007
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 DRAWING NO: C6.2
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 REVISION

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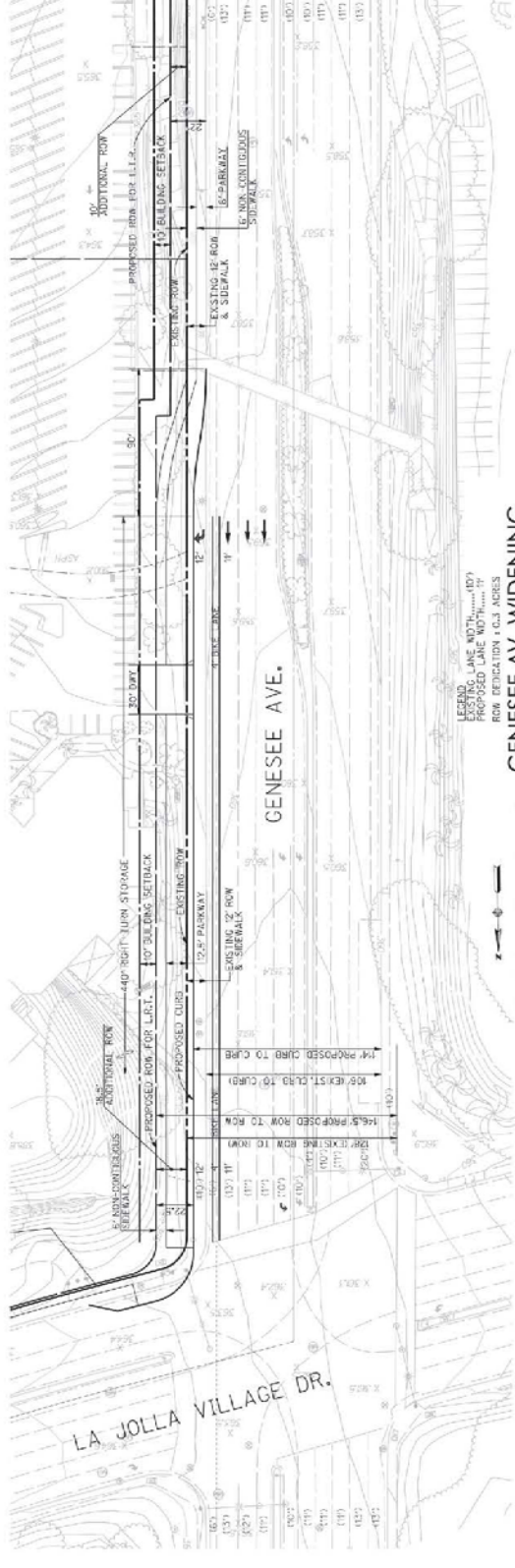
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 PROPOSED LANE WIDTH (FT) (P)
 ROW DESIGNATION (ACRES) (A)

ROW DESIGNATION: 0.2 ACRES

GENESEE AVENUE WIDENING

GRAPHIC SCALE 1" = 20'

SEE ABOVE FOR CONTINUATION



LEGEND
 EXISTING LANE WIDTH (FT) (D)
 PROPOSED LANE WIDTH (FT) (P)
 ROW DESIGNATION (ACRES) (A)

ROW DESIGNATION: 0.2 ACRES

GENESEE AV. WIDENING

GRAPHIC SCALE 1" = 20'

UTC
 A Westfield Shoppingtown
 4845 La Jolla Village Drive
 San Diego, California 92122-1212
 MPDP SUBMITTAL

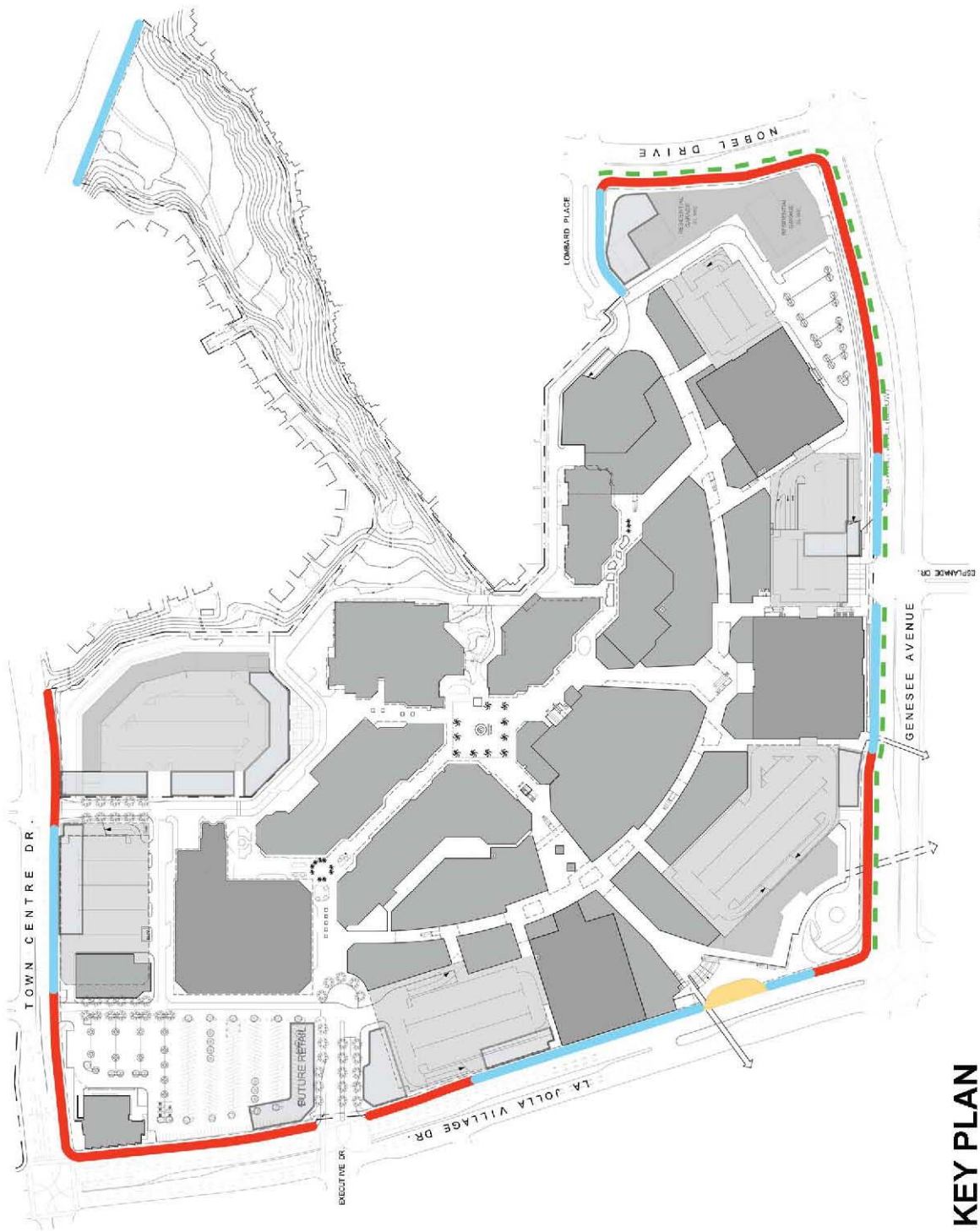
Westfield
 Westfield Design & Construction
 1701 Wilshire Boulevard, 17th Floor
 Los Angeles, CA 90028-1048
 Telephone: 310.411.8000
 Fax: 310.411.8000

RICK
 RICK ENGINEERING COMPANY
 11555 LA JOLLA VILLAGE DRIVE
 SAN DIEGO, CA 92131

PROJECT NO: 04-0988A
 CHECKED BY: [Signature]
 PLOT DATE: 29-01-2007
 TITLE: PROPOSED PUBLIC IMPROVEMENTS
 DRAWING NO: C7.2

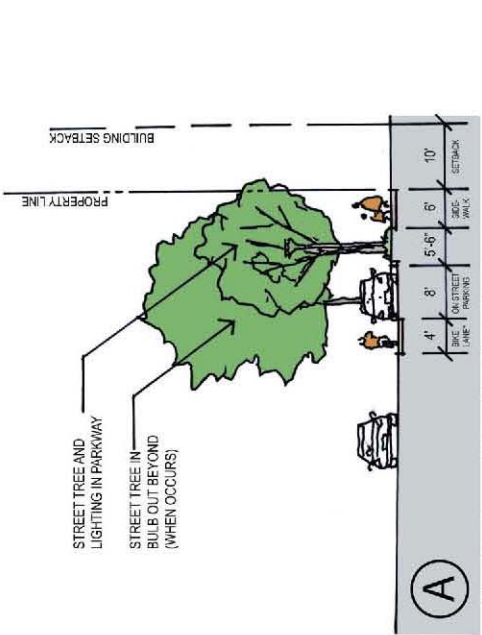


PREPARED BY: RICK ENGINEERING COMPANY
 NAME: 5820 FRANKS ROAD
 ADDRESS: SAN DIEGO, CALIFORNIA 92116
 PHONE: 619.291.0707
 PROJECT INFORMATION:
 LEGAL DESCRIPTION:
 THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP 12063 AND MAP 1891 AL IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA.
 SUBMITTAL DATE: 11/03/07
 PROJECT NAME: UTC Kestrelville Project
 SHEET: 11 OF 13
 DEF #

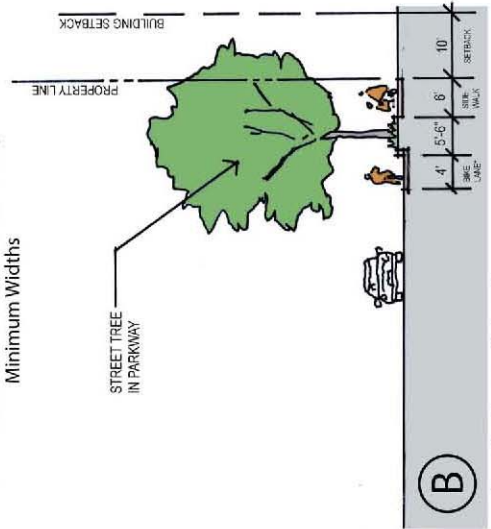


KEY PLAN

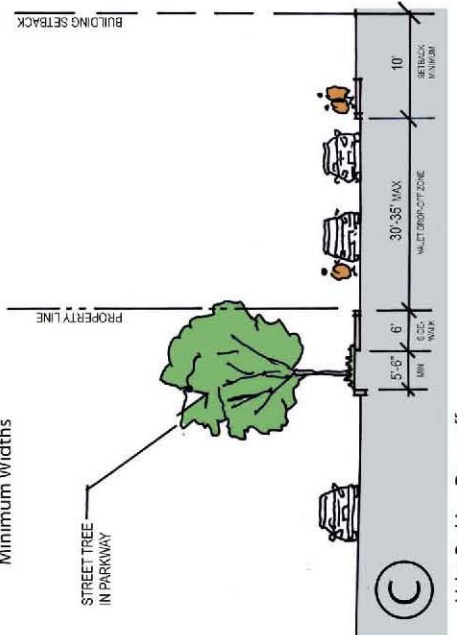
- A: Non-Continuous Sidewalk + Street Parking
- B: Non-Continuous Sidewalk
- C: Valet Parking Drop-off
- * Bike Lane



Non-Continuous Sidewalk + Street Parking Minimum Widths



Non-Continuous Sidewalk Minimum Widths



Valet Parking Drop-off

