

From: John Wilhoit
To: Inc, Steve; Cruz, John; Temple, Jeannette
CC: Paul, Brian; Robinson, Paul; Qasem, Labib; Feldman, Dan; Vann, Rick;
tstory@sunroadenterprises.com
Date: 12/7/2005 2:35:44 PM
Subject: Re: Sunroad Specrum Office Building SCR

Steve: Looks good. Please be sure the pedestrian access from the sidewalk to the plaza area is greatly improved and inviting. Someone that called me said it would be an 8' wide ramp instead of 5' wide steps--a 10' wide ramp would be better. The narrow ramp along the parking lot/future storefronts also seems awkward. If possible, that should be eliminated now or after the retail is in, in favor of a gradually sloping paved area with street trees. If you do it now, you would have to figure out how to do the landscape screening.

John Wilhoit
Senior Planner

>>> "Steve Laub - Land Solutions Inc" <slaub@landsolutionsinc.net> 12/06/05 9:50 AM >>>
Hi Jeannette & John

As we prepare the revised items that we discussed at our meeting last week, I just wanted to summarize and get your agreement that this is what we need to submit in order to obtain approval of the SCR for the Sunroad Centrum Office Building in Spectrum. Please confirm that this is correct:

- Revised site plan to show complete N-S driveway from Spectrum Center to Lightwave as part of this application
- Traffic signals at intersections of this new driveway at both ends (Spectrum center and Lightwave) to be a part of this application, along with required restriping to be determined by Sunroad's traffic engineer and approved by Labib
- The new signal on Lightwave to be interconnected with the signal at Lightwave & Kearny Villa Rd. This will mitigate any issues due to the proximity of the two signals
- All-way stop at the midpoint of the driveway where access is taken to the proposed and future buildings
- Sunroad traffic engineer to revise access analysis in response to Labib's comments re: trip distributions, striping, future signal at Intersection "4" instead of "3".
- Show "Alternate Potential Relocation Envelope" for SDGE substation along Lightwave Avenue that is not encumbered by future office buildings or the new driveway. This would not be a commitment by City or Sunroad as to the ultimate resolution of the question of relocating the substation, but will be included at this time to illustrate that the current project will not preclude the relocation to this area if that is later decided.
- Site plan will add a stronger description of landscaping adjacent to the surface parking area to mitigate visual impact from Spectrum Center Blvd.
- Site plan will retain commitment for future above ground structure to have ground-floor

commercial uses along Spectrum Center Blvd. and wrapping around corner at driveway.

- Site plan will also retain commitment for upgraded facade design of parking structure along Spectrum Center Blvd.
- Site plan will show landscaping of temporary parking area
- Site plan will show better detail of sidewalk connection between surface parking lot/future structure and the office building. This will address John Wilhoit's concerns about the movement of pedestrians here.

Please confirm that this is everything and that we have the details correct. We anticipate that we will be able to resubmit everything before Christmas. Thank you all again for meeting with us to work these issues out.

PS - I do not have an e-mail address for David Miller. Could you make sure that he gets a copy of his summary to review?

Steve

Steve Laub

**Land Solutions, Inc.
7593 El Paso St.
La Mesa, CA 91942**

**Office/cell: 619-644-3300
e-fax: 206-333-0757**

visit our web site at www.landsolutionsinc.net