



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 15, 2010

REPORT NO. PC-10-023

ATTENTION: Planning Commission, Agenda of April 22, 2010

SUBJECT: PROSPECT RESIDENTIAL CARE - PROJECT NO. 180343
PROCESS 4

OWNER/
APPLICANT: SILI, Incorporated (Attachment 9)
James Alcorn

SUMMARY

Issue(s): Should the Planning Commission approve a Conditional Use Permit for the change in use of an existing 18,422 square foot building from an office use to a residential care facility for a maximum of 56 persons?

Staff Recommendation: APPROVE Conditional Use Permit 652001.

Community Planning Group Recommendation: On February 4, 2010, the La Jolla Community Planning Group voted on two motions: A first motion to deny the project failed by a vote of 6-8-1, and a second motion to approve the project also failed by a vote of 7-7-1. Therefore, the project does not have a recommendation from the community planning group (Attachment 8).

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (a) Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 10, 2010, and the opportunity to appeal that determination ended March 20, 2010.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The proposed project, located on a 0.32 acre site within the La Jolla Community Plan area, is designated for Medium Residential land use with a

density range of 15-30 dwelling units per acre. Based on this land use designation, the project site could accommodate 10 dwelling units. The existing use on site is office. The proposal to change the use to a residential care facility on this parcel would be in conformance with the land use designation and density. There would be a net gain of 56 beds on the site. The proposed project is exempt from the City's Inclusionary Housing Regulations.

BACKGROUND

The proposed residential care facility is located at 484 Prospect Street at the corner of Cuvier and Prospect Streets (Attachment 3). The existing 18,422 square foot building is on a 0.32 acre site located within the La Jolla Planned District, Zone 5A of the La Jolla Community Plan area. The original building was constructed in 1925 as nurses' housing for Scripps Memorial and was designed by Louis Gill. The building is not historically designated. The building is currently being used as a commercial office building; however Zone 5A is a multi-family residential zone. The site is also within the Coastal Overlay, the Residential Tandem Parking, and Coastal Height Limitation zones.

DISCUSSION

Project Description:

The Prospect Residential Care project proposes to convert the existing use of the commercial office building to a Residential Care Facility for the Elderly (RCFE) for a maximum of 56 persons. The 484 Prospect Street location is within the La Jolla Planned District Zone 5A, which is a multi-family zone and encompasses the area on the seaward side, or northwesterly, side of Prospect Street from Eads Avenue to La Jolla Boulevard (Attachment 2). The standards of Zone 5A are intended to protect and enhance public views. There are only minor repairs planned for the exterior of the building; therefore the visual quality will also be maintained.

The original building was built in 1925 as nurses' housing for Scripps Memorial and was designed by Louis Gill. The building is not historically designated; however, the adaptive reuse of the existing building maintains the historic fabric of the community which is consistent with the "Guiding Principles" of the City of San Diego's General Plan. The project also supports the public facility needs of La Jolla residents by providing diversity of housing including the aging population.

The original Scripps Memorial nurses' housing contained 41 individual bedrooms. The planned reuse of this building is proposing a maximum of 29 bedrooms for a maximum of 56 beds. To accommodate this change in use, the existing building requires interior renovations to accommodate 56 persons with special needs in conformance with the State of California residential care facilities requirements and building code requirements of the Land Development Code.

The proposed use requires 25 parking spaces which is less than the 33 spaces the building currently provides via a shared parking agreement. The parking requirement is derived from the Land Development Code requirement of one parking space per seven beds (eight spaces) and one space for each of the seventeen staff members. Thirty of the thirty-three spaces available for the building are within a shared parking structure which was constructed as part of the original site's multi-building redevelopment effort. This project's Conditional Use Permit has conditioned the project to maintain that recorded shared parking agreement (Attachment 6).

Discretionary Actions:

As proposed the project requires approval of a Conditional Use Permit (CUP) for a Residential Care Facility for the elderly with more than 13 persons. The project is conditioned to meet the CUP requirements for such facilities pursuant to Land Development Code Section 141.0312 and will be required to meet all applicable Building Code Regulations prior to occupancy (Attachment 6). In addition to the City of San Diego's regulations, the facility will be required to comply with the State of California's regulations related to the licensing of a Residential Care Facility for the Elderly.

General/Community Plan Analysis:

The proposed project, is located at 484 Prospect Street in La Jolla. Surrounding properties include Scripps Hospital which has been converted to multi-family and is adjacent to the west, the La Jolla Recreation Center across the street and an apartment building to the east. The subject property is designated for Medium Residential use (15-30 dwelling units per acre). Based on this land use designation, a residential care facility for up to 56 persons would be allowed at the project site. The proposed density is consistent with the existing land use designation in the La Jolla Community Plan.

The Residential Element of the La Jolla Community Plan recommends maintaining the existing residential character of La Jolla's neighborhoods by encouraging build out of residential areas at the plan density. The Residential Element also recommends promoting development that is compatible with the existing residential scale and to avoid extreme and intrusive changes to the neighborhoods and promote good design and harmony within the visual relationships and transitions between new and older structures. To the extent that the proposed project is not proposing any physical exterior changes, it is consistent with these policies.

The proposed project is not requesting any deviations and only incidental changes to the exterior of the existing building are proposed. Existing planting, irrigation and landscape related improvements will remain as part of the proposed project, as well as the provision for off-street parking. Staff supports the proposed project pursuant to the recommendations within the La Jolla Community Plan.

The Housing Element of the General Plan discusses Process Four discretionary actions would apply to residential care facilities with more than 13 persons because such facilities could have a significant impact on the neighborhoods where they are located. Staff has reviewed the proposed location for the residential care facility and finds it to be consistent with General Plan's Housing Element and Community Plan Goals and Policies.

Community Planning Board Recommendations:

On February 4, 2010, the La Jolla Community Planning Group voted on two motions. The first motion to deny the Conditional Use Permit for the project was based on the belief that the use was inappropriate at the proposed location, due to the substantial increase in density and the hours of use. This motion failed 6-8-1. The second motion was to approve the project, and included Operation Conditions. The second motion also failed 7-7-1. Therefore, the project does not have a recommendation from the Community Planning Group (Attachment 8).

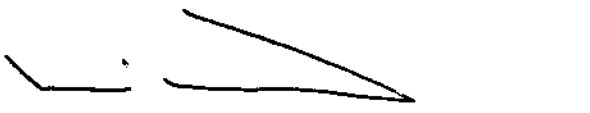
Conclusion:

The proposed Prospect Residential Care Facility project has been reviewed by staff and is in conformance with the Land Development Code, the La Jolla Planned District Ordinance, La Jolla Community Plan and the General Plan. Therefore, staff is recommending approval of the Conditional Use Permit by the Planning Commission.


ALTERNATIVE' S

1. **APPROVE** Conditional Use Permit 652001, **with modifications.**
2. **DENY** Conditional Use Permit 652001, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Helene Deisher
Project Manager
Development Services Department

KGB/HMD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Draft Permit with Conditions
7. Draft Permit Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement

Project Site



Aerial Photo

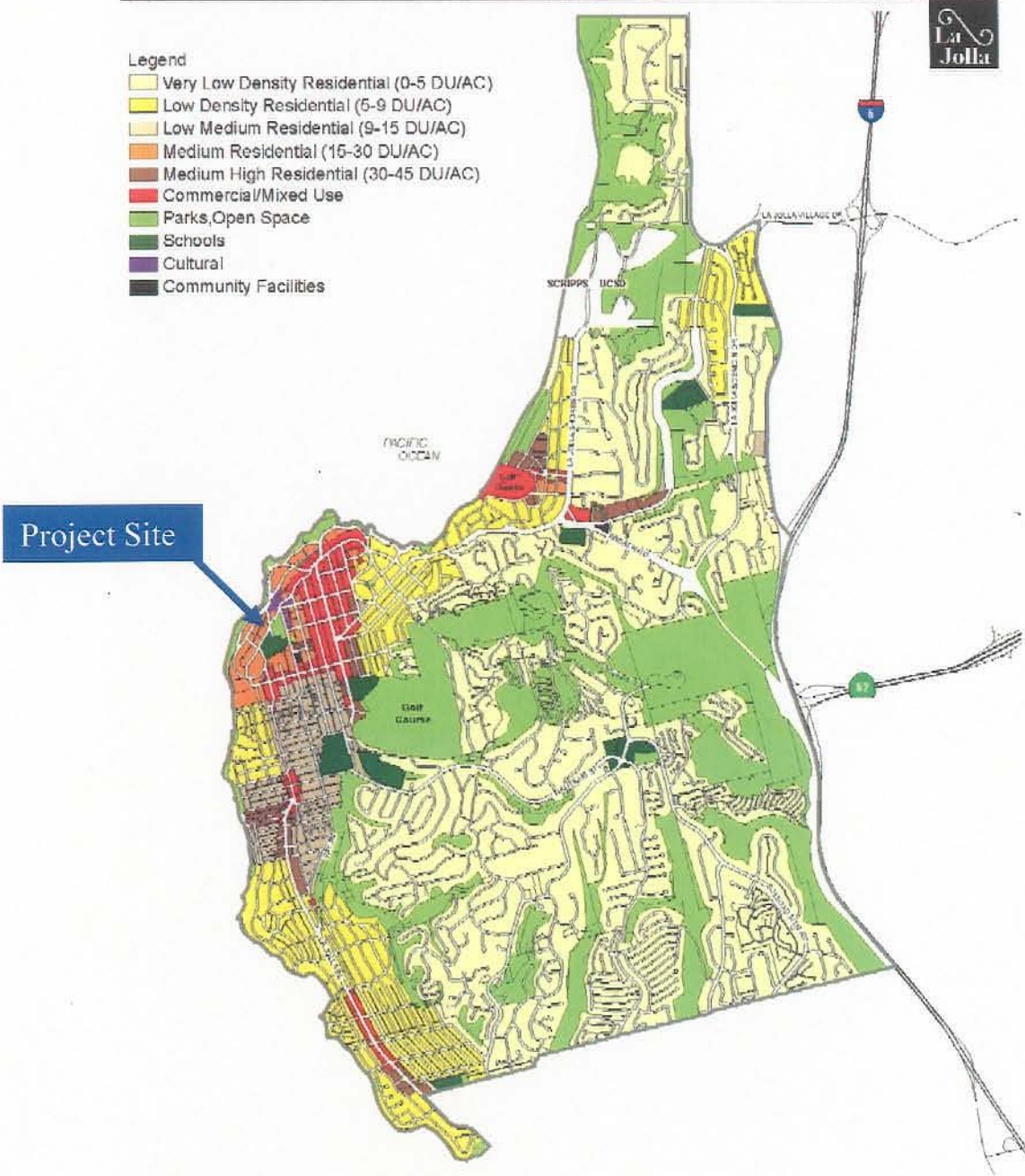
PROSPECT RESIDENTIAL CARE NO. 180343

484 Prospect Street





- Legend
- Very Low Density Residential (0-5 DU/AC)
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (9-15 DU/AC)
 - Medium Residential (15-30 DU/AC)
 - Medium High Residential (30-45 DU/AC)
 - Commercial/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities



Community Land Use Map



La Jolla Community Plan
City of San Diego · Planning Department

-5-

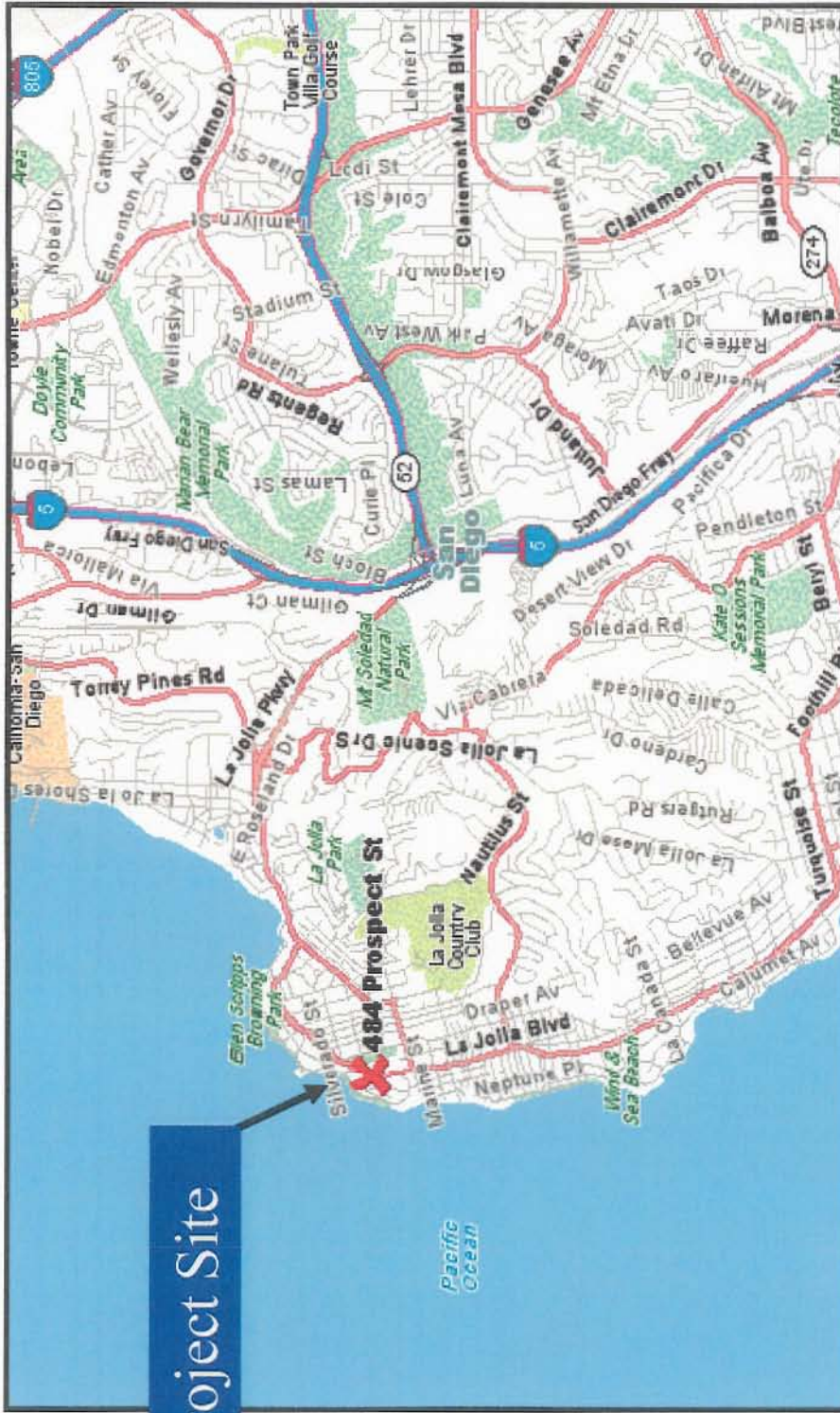


Figure 1



PROSPECT RESIDENTIAL CARE NO. 180343





Project Location Map

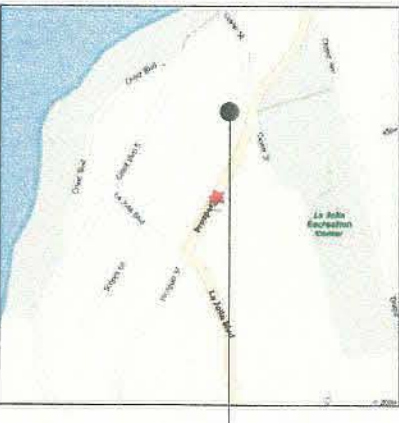
FAKHIMI RESIDENCE PTS 179961

7709 Via Ccapri



PROJECT DATA SHEET

PROJECT NAME:	Prospect Residential Care, Project #180343	
PROJECT DESCRIPTION:	A proposed change of use from office to a Residential Care Facility for a maximum of 56 persons in an existing 18,422 square foot building at 484 Prospect Street	
COMMUNITY PLAN AREA:	La Jolla Community Plan and Local Coastal Program	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium High Residential (15-30 DU/AC)	
<u>ZONING INFORMATION:</u>		
ZONE: Zone 5A HEIGHT LIMIT: 30 feet LOT SIZE: 2,5000 square feet FLOOR AREA RATIO: 1.50 FRONT SETBACK: 15-feet SIDE SETBACK: 4-feet STREETSIDE SETBACK: 10 feet REAR SETBACK: 5 feet PARKING: 33 available		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family/Cultural Zone & Zone 5A and 6A	Multi-Family/Public Service
SOUTH:	Multi-Family & Zone 5	Multi-Family Residential
EAST:	Open Space- Park & Zone 5	Parks - Active
WEST:	Multi-Family Zone & Zone 5	Hospital-General/Multi-Family Residential
DEVIATIONS OR VARIANCES	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 4, 2010, the La Jolla Community Planning Group voted on two motions: Both motions failed therefore, the project does not have a recommendation from the community planning group.	

Allowable Area / CBC Summary	Development Summary	Sheet Index	Detailed Scope of Work																																																																								
<p>The business plan for this project requires a California state license as a <i>Residential Care Facility for the Elderly</i> (RCFE). By definition, CBC Section 308.2, <i>Group I-1</i>, classifies this Occupancy Group as I-1. In addition, this project requires an occupancy use of a <i>residential care/ assisted living facility for six or more ambulatory clients</i>, which is defined by CBC Section 310.1, <i>Residential Group R, R-4</i>. Additional program requirements (existing and new) require the use of Occupancy Groups A (existing balconies/ new dining rooms), B (new office and kitchen), S-2 (existing and new storage), and U-1 (existing parking). The existing building construction is Type V-B of 3-stories above a basement, with an automatic sprinkler system throughout.</p> <p>CBC Table 503, <i>Allowable Height and Building Areas</i>, Type V-B for Group I-1 is not allowed. Therefore, the Type of Construction must be V-A at a minimum, but which allows for 2-stories only. The 3rd story is achieved by means of CBC Section 504.2, <i>Automatic sprinkler system increase</i>. The existing building will be modified to conform with all V-A Type of Construction requirements as defined by CBC Table 601, <i>Fire-Resistance Rating Requirements for Building Elements</i> so as to allow for the use of CBC Section 504.2.</p> <p>The existing exterior, load bearing wall assemblies are 1-hour rated, and therefore Type V-A. [CBC Section 720.1, Table 720.1(2) - <i>Rated Fire-Resistance Periods for Various Walls and Partitions</i>, Item 15-1.3.]</p> <p>Interior, load bearing, wood stud wall partitions with plaster each side (existing) shall not require additional fire protection. [CBC Section 720.1, Table 720.1(2) - <i>Rated Fire-Resistance Periods for Various Walls and Partitions</i>, Item 12-1.3.] Interior, load bearing, wood stud wall partitions with 5/8" 1-hour, fire-rated wallboard each side (new) shall not require additional fire protection. [CBC Section 720.1, Table 720.1(2) - <i>Rated Fire-Resistance Periods for Various Walls and Partitions</i>, Item 14-1.3.]</p> <p>The existing structural frame (individual columns and beams) supporting all levels except the roof shall be protected by a 1-hour rating. [CBC Table 601]</p> <p>The existing floor/ ceiling assemblies already comply with CBC Table 601, but must be made to comply with CBC Table 508.3.3, <i>Required Separation of Occupancies (Hours)</i>, which requires a 2-hour occupancy separation (vertical and horizontal) between Occupancy Groups I and B, S-2, R-4, and U-1.</p> <p>The <i>Occupant Load Factor</i> for the existing balconies and roof decks, and new dining rooms and lounges shall be 15. [CBC Table 1004.1.1, <i>Maximum Floor Area Allowances per Occupant</i>] The <i>Occupant Load Factor</i> for the bedrooms (<i>Institutional Sleeping Areas</i>) on the 1st, and 2nd levels shall be 120, and 200 for the bedrooms (<i>Residential</i>) on the 3rd level. The <i>Occupant Load Factor</i> for the Entry Lobby shall be 30, and 100 for the Office and Reception area on the 2nd level. The <i>Occupant Load Factor</i> for the new kitchen shall be 100, and 300 for the storage and mechanical equipment rooms in the basement. The <i>Occupant Load Factor</i> for the existing, exterior parking area shall be non-applicable.</p> <p>The Means of Egress shall comply with CBC Chapter 10, <i>Means of Egress</i>.</p> <p>Accessibility shall comply with CBC Chapter 11B, <i>Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing</i>. Accessibility for Group I-1 Occupancies shall comply with CBC Section 1109B, <i>Accessibility for Group I Occupancies</i>. Accessibility for Group R-4 Occupancies shall comply with CBC Section 1111B, <i>Accessibility for Group R Occupancies</i>.</p>	<table border="1"> <tr> <td>Site Area</td> <td colspan="2">14,000 sf (per Assessor)</td> </tr> <tr> <td>Floor Area</td> <td></td> <td></td> </tr> <tr> <td>Basement Level</td> <td>1,936 sf</td> <td></td> </tr> <tr> <td>First Level</td> <td>5,556 sf</td> <td></td> </tr> <tr> <td>Second Level</td> <td>6,380 sf</td> <td></td> </tr> <tr> <td>Third Level</td> <td>4,550 sf</td> <td></td> </tr> <tr> <td>Total Floor Area</td> <td colspan="2">18,422 SF (per Assessor)</td> </tr> <tr> <td>FAR</td> <td>1.50 allowable</td> <td>1.32 actual</td> </tr> <tr> <td>Occupancy Classification</td> <td>Existing: A-3, B, S-2, U-1</td> <td>New: A, B, I-1, R-4, S-2, U-1</td> </tr> <tr> <td>Area of Building</td> <td>18,422 sf</td> <td>18,422 sf</td> </tr> <tr> <td>Type of Construction</td> <td>Type V-B</td> <td>Type V-A</td> </tr> <tr> <td>Year of Construction</td> <td colspan="2">1925</td> </tr> </table>	Site Area	14,000 sf (per Assessor)		Floor Area			Basement Level	1,936 sf		First Level	5,556 sf		Second Level	6,380 sf		Third Level	4,550 sf		Total Floor Area	18,422 SF (per Assessor)		FAR	1.50 allowable	1.32 actual	Occupancy Classification	Existing: A-3, B, S-2, U-1	New: A, B, I-1, R-4, S-2, U-1	Area of Building	18,422 sf	18,422 sf	Type of Construction	Type V-B	Type V-A	Year of Construction	1925		<p>Architectural</p> <table border="1"> <tr><td>Title Sheet</td><td>o0.1</td></tr> <tr><td>Site Plan</td><td>o1.1</td></tr> <tr><td>Off-Site Parking Plan</td><td>o1.2</td></tr> <tr><td>Shared Parking Level 1</td><td>o1.3</td></tr> <tr><td>Shared Parking Level 2</td><td>o1.4</td></tr> <tr><td>Shared Parking Level 3</td><td>o1.5</td></tr> <tr><td>Basement Level Floor Plan</td><td>o2.0</td></tr> <tr><td>First Level Floor Plan</td><td>o2.1</td></tr> <tr><td>Second Level Floor Plan</td><td>o2.2</td></tr> <tr><td>Third Level Floor Plan</td><td>o2.3</td></tr> <tr><td>East + North Building Elevations</td><td>o4.1</td></tr> <tr><td>West + South Building Elevations</td><td>o4.2</td></tr> <tr><td>West Building Elevation / New Door</td><td>o4.3</td></tr> </table> <p>Project Directory</p> <p>Owner: SILI, Inc 484 Prospect Street La Jolla, Ca 92037 Phone 858.866.6399 Fax 858.866.6301 Contact Jeffrey E. Lubin Email Jeffrey@scrippsil.com</p> <p>Architect: JAMES ALCORN ASSOCIATES Architects & Planning Consultants 7757 Girard Avenue La Jolla, Ca 92037 Phone 858.459.0805 *305 Fax 858.459.1350 Contact Diana Scheffler Email Diano@JamesAlcorn.com</p> <p>Parking Summary</p> <table border="1"> <tr> <td>Total Parking Spaces Available:</td> <td>33 (including 2 accessible spaces)</td> </tr> <tr> <td>Total Parking Spaces Required:</td> <td>08</td> </tr> <tr> <td>1 space per 7 beds (56 beds/7)</td> <td></td> </tr> <tr> <td>1 space per staff member - peak level</td> <td>17 (includes administration)</td> </tr> <tr> <td>TOTAL required spaces:</td> <td>25</td> </tr> </table>	Title Sheet	o0.1	Site Plan	o1.1	Off-Site Parking Plan	o1.2	Shared Parking Level 1	o1.3	Shared Parking Level 2	o1.4	Shared Parking Level 3	o1.5	Basement Level Floor Plan	o2.0	First Level Floor Plan	o2.1	Second Level Floor Plan	o2.2	Third Level Floor Plan	o2.3	East + North Building Elevations	o4.1	West + South Building Elevations	o4.2	West Building Elevation / New Door	o4.3	Total Parking Spaces Available:	33 (including 2 accessible spaces)	Total Parking Spaces Required:	08	1 space per 7 beds (56 beds/7)		1 space per staff member - peak level	17 (includes administration)	TOTAL required spaces:	25	<p>Interior Improvements to existing non-historical building to allow for a change in use to State licensed Residential Care Facility for the Elderly. As the existing building has fire sprinklers throughout, changing the primary Occupancy Classifications from A / B / R-3 to I-1 / R-4 is allowed.</p> <p>The original use was a nurses' home for Scripps Memorial Hospital, which enclosed 41 individual bedrooms. The new use proposes a maximum of only 29 bedrooms.</p> <p>Project Data</p> <p>Project Name: Residential Care Facility for the Elderly Project Address: 484 Prospect Street La Jolla, Ca 92037</p> <p>Historic: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> U.R.M: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p>Base Zone: La Jolla PDO / Zone 5A</p> <p>Overlay Zones: Coastal, Coastal Height Limitation, Parking Impact (Coastal and Beaches), and Residential Tandem Parking</p> <p>Owner: Scripps Investments & Loans 484 Prospect Street La Jolla, Ca 92037 858.866.6300</p> <p>Map Number: 0352 Subdivision Name: La Jolla Park Block Number: 17 Lot Number: 48 - 50</p> <p>A.P.N.: 350-300-28</p> <p>F.A.R.: 1.5 allowable / 1.32 actual</p> <p>Legal Description: Lots 48-50, Block 17 of La Jolla Park, Map 0352, City of San Diego, State of California, together with that portion of the South Easterly half of the alley lying within said Block 17, adjacent and adjoining Lots 48-50 inclusive as vacated and closed to public use (1893-0393413).</p> <p>Vicinity Map</p> 
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7757 Girard Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1350



Residential Care Facility for the Elderly

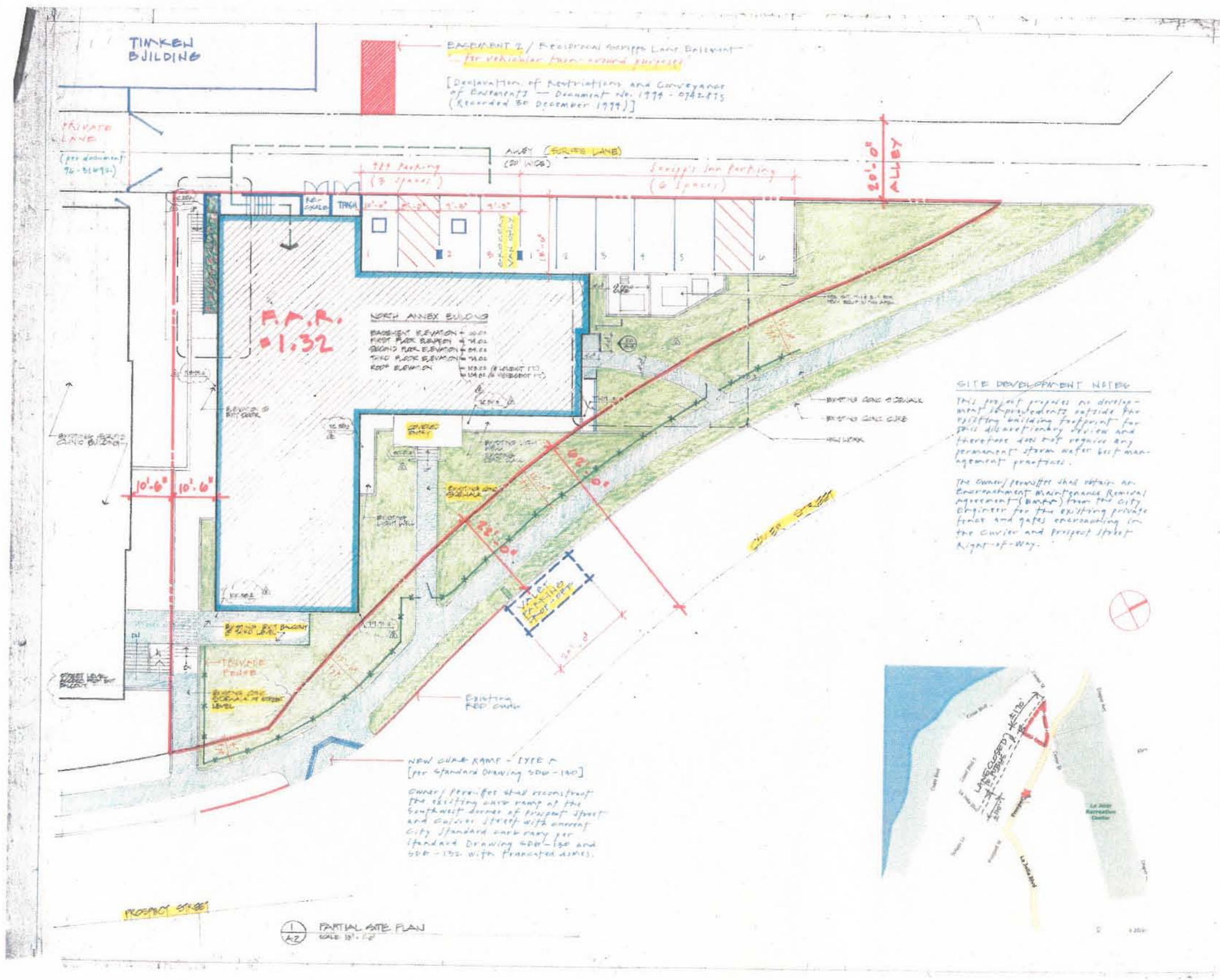
484 Prospect Street
La Jolla, Ca 92037

Date	23 March 2010
Project No.	0912
Design/ Drawing	PLAN DSN 090
Sheet	1 of 9
Scale	not
Revisions	

Title Sheet

o0.1

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SITE DEVELOPMENT NOTES

This project proposes no development improvements outside the existing building footprint for soil disturbance review and therefore does not require any permanent storm water best management practices.

The Owner/permittee shall obtain an Erosion Control Maintenance Removal Agreement (EMRA) from the City Engineer for the existing private fence and gates encroaching in the Currier and Prospect Street Right-of-Way.



James Alcorn & Associates Architects and Planning Consultants

7757 Grand Avenue
 La Jolla, California 92037
 858/450-0805 Fax 858/450-1350

James Alcorn

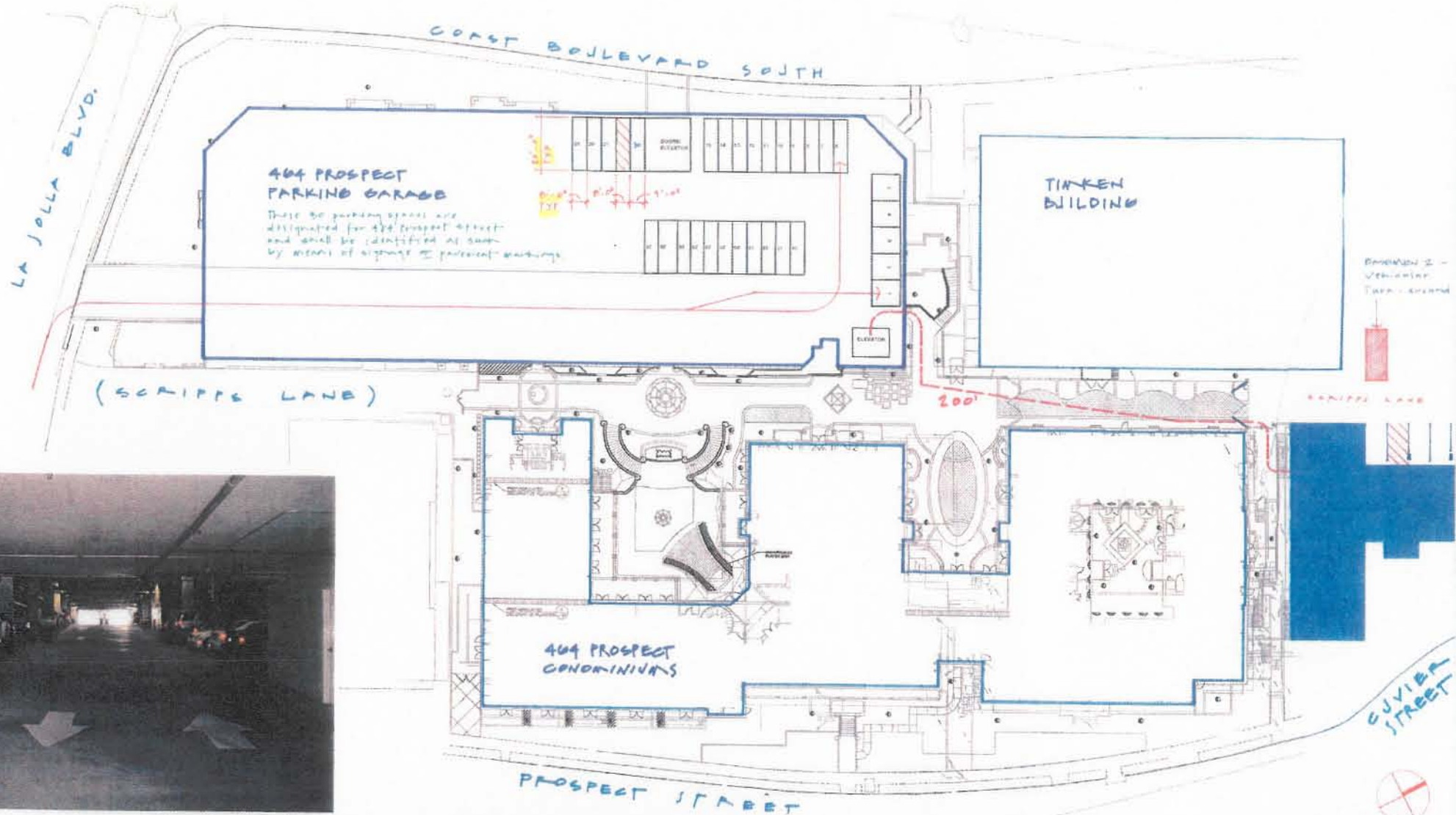
Residential Care Facility for the Elderly

484 Prospect Street
 La Jolla, CA 92037

Date:	06/11/2014
Project No.:	14-001
Project Name:	Residential Care Facility for the Elderly
Scale:	1" = 10'
Sheet:	01 of 02
Revision:	

Site Plan

a1.1



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7757 Grand Avenue
La Jolla, California 92037
858/459-0801 Fax 858/459-1150



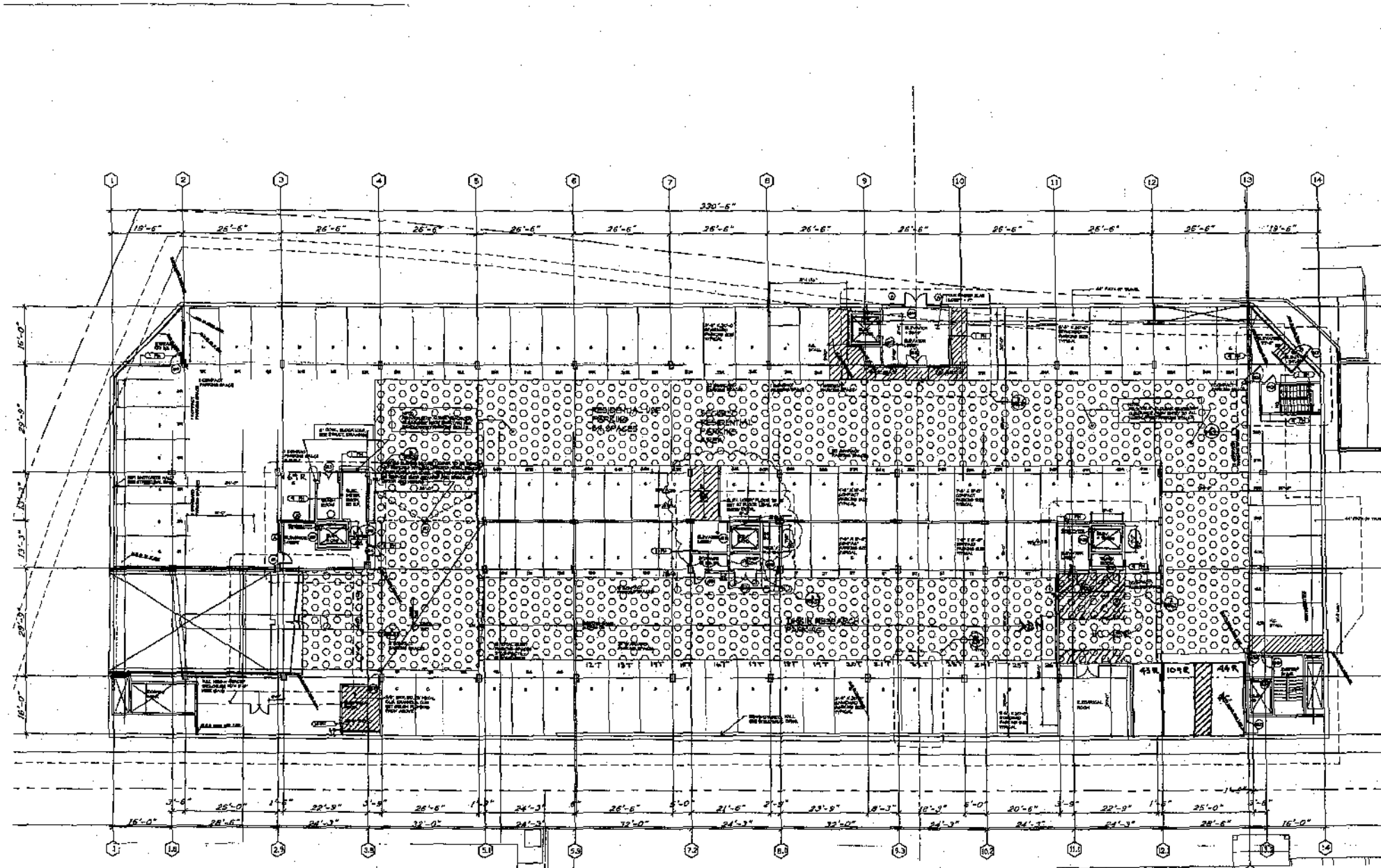
Residential Care Facility for the Elderly

484 Prospect Street

Date:	05/05/2010
Drawn By:	001
Design Project:	10A-100-F-01
Sheet:	1 of 7
Scale:	AS SHOWN
Revision:	

Off-Site Parking Plan

a1.2



**James
Alcorn &
Associates
Architects
and
Planning
Consultants**

7757 Grand Avenue
La Jolla, California 92037
858/459-0815 Fax 858/459-1350



**Residential
Care
Facility for
the Elderly**

484 Prospect Street
La Jolla, CA 92037

Date: 23 February 2010
Project No.: 0912
Design/Drawn: JLA/DW/RSO
Scale: 3/32" = 1'-0"
Revisions:

Shared parking
Observed
Feb 2010, Level 1

a1.3

Parking stalls are assigned as follows:

- B Owner, in condo residents
- T Broken Research
- G Shared R & T, used by condo guests
- N 484 Prospect, successively known as North Annex, K. Smith Advertising, Sojops Insurance & Loans. Currently marked "S"

Level	Owner	Range	Total	Notes
Level 1	B	1-69, 109	70	(43, 44, 45 added since 2001 to correct H.C. 0109)
	T	1-9, 12-24	24	
	N		3	
	C	1-4, 10-16	13	(There is no 7, 8, or 9)
Total			107	

EXISTING
SUB-PARKING
LEVEL ONE

James
Alcorn &
Associates
Architects
and
Planning
Consultants

7757 Grand Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1330



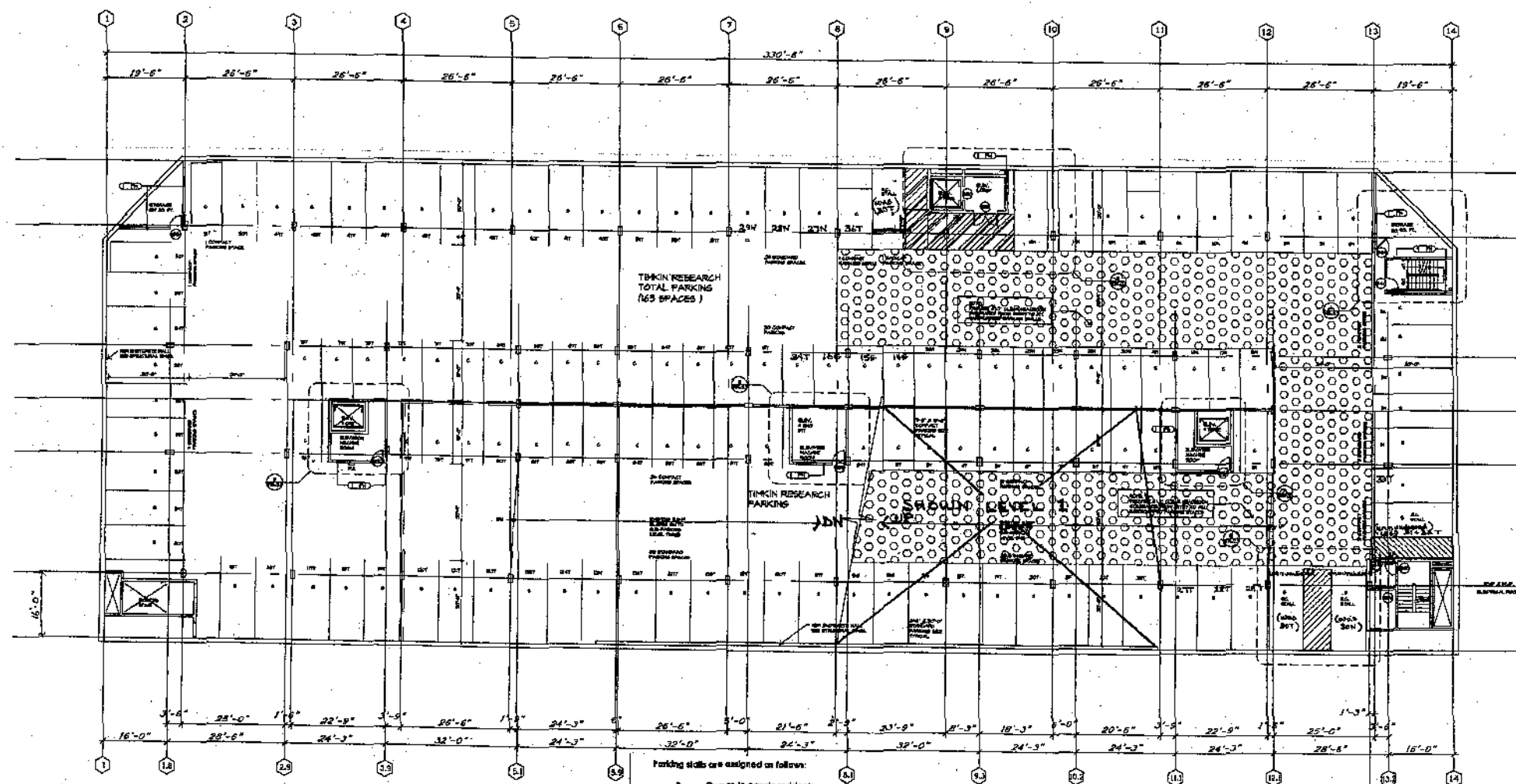
Residential
Care
Facility for
the Elderly

484 Prospect Street
La Jolla, CA 92037

Date: 25 February 2010
Project No.: 0912
Design/ Drawing: JLA/DS/BDG
Scale: 3/32" = 1' - 0"
Revisions:

Shared parking
Observed
Feb 2010, Level 2

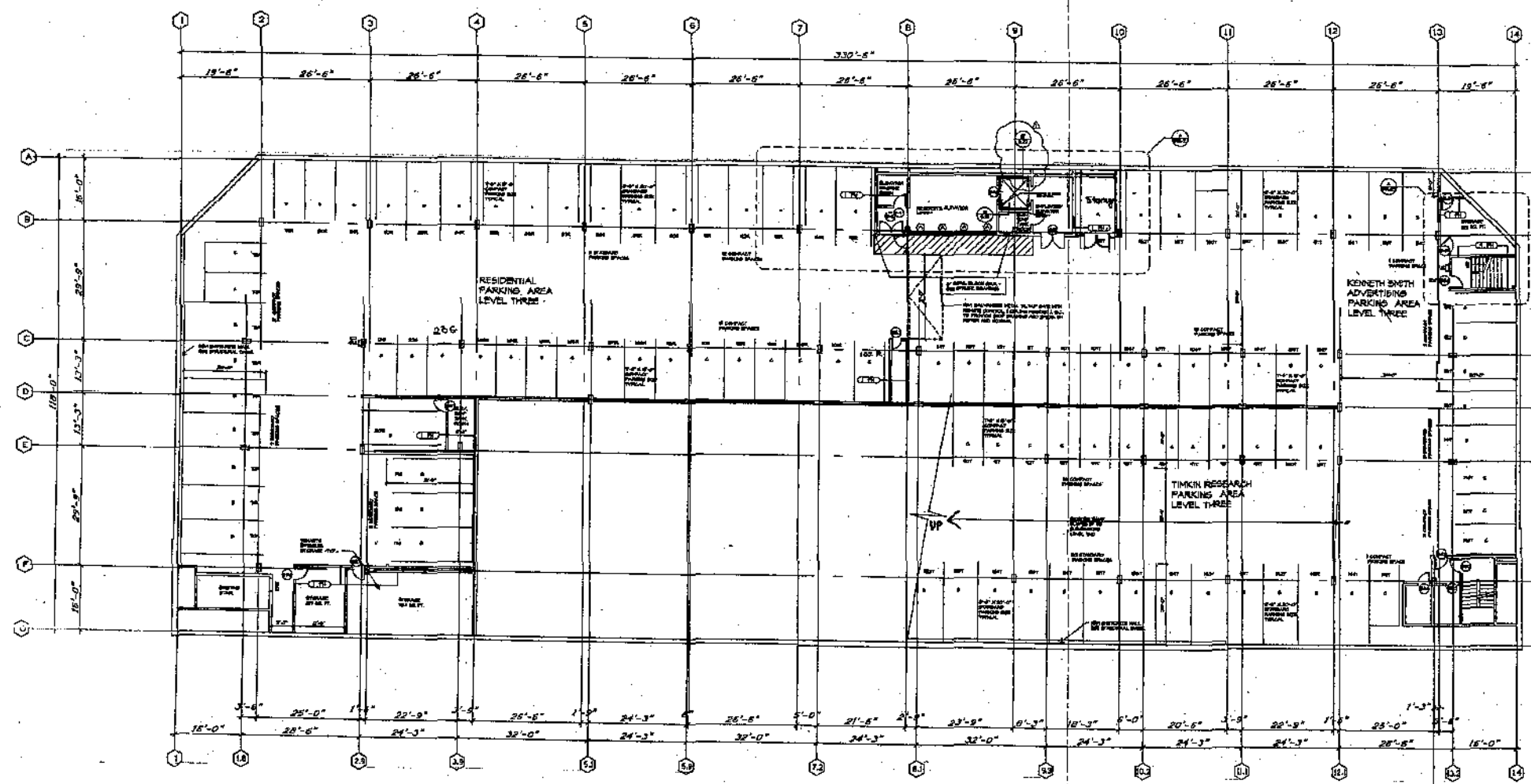
a1.4



Parking stalls are assigned as follows:
 R Owner, ie condo residents
 T Titken Research
 G Shared R & T, used by condo guests
 N 484 Prospect, successively known as North Annex, K. Smith Advertising, Scripps
 Insurance & Loans. Currently marked 'N'

Level	Owner	Range	Total	Notes
Level 2	R		0	
	T	10-11, 27-29, 2 unnumbered, 33-34, 119A, 119B, 30- 31, 119-127	51	(C) Spaces 31 & 32 consolidated to make one HC
	N	1-30	30	
	G	14-14	3	
Total			114	

EXISTING
SUB-PARKING
LEVEL TWO



Parking slots are assigned as follows:
 R Owner, ie condo residents
 T Timken Research
 G Shared R & T, used by condo guests
 N 484 Prospect, successively known as North Annex, E Smith Advertising, Scripps Insurance & Loans. Currently marked 'S'

Level	Owner	Range	Total	Notes
Level 3	R	70-108	39	
	T	P0-114, 132-143	57	(163 now enclosed for storage, but counted)
	N		0	
	G	17-23	7	
Total			103	

EXISTING
SUB-PARKING
LEVEL THREE

**James
Alcorn &
Associates
Architects
and
Planning
Consultants**

7757 Grand Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1350



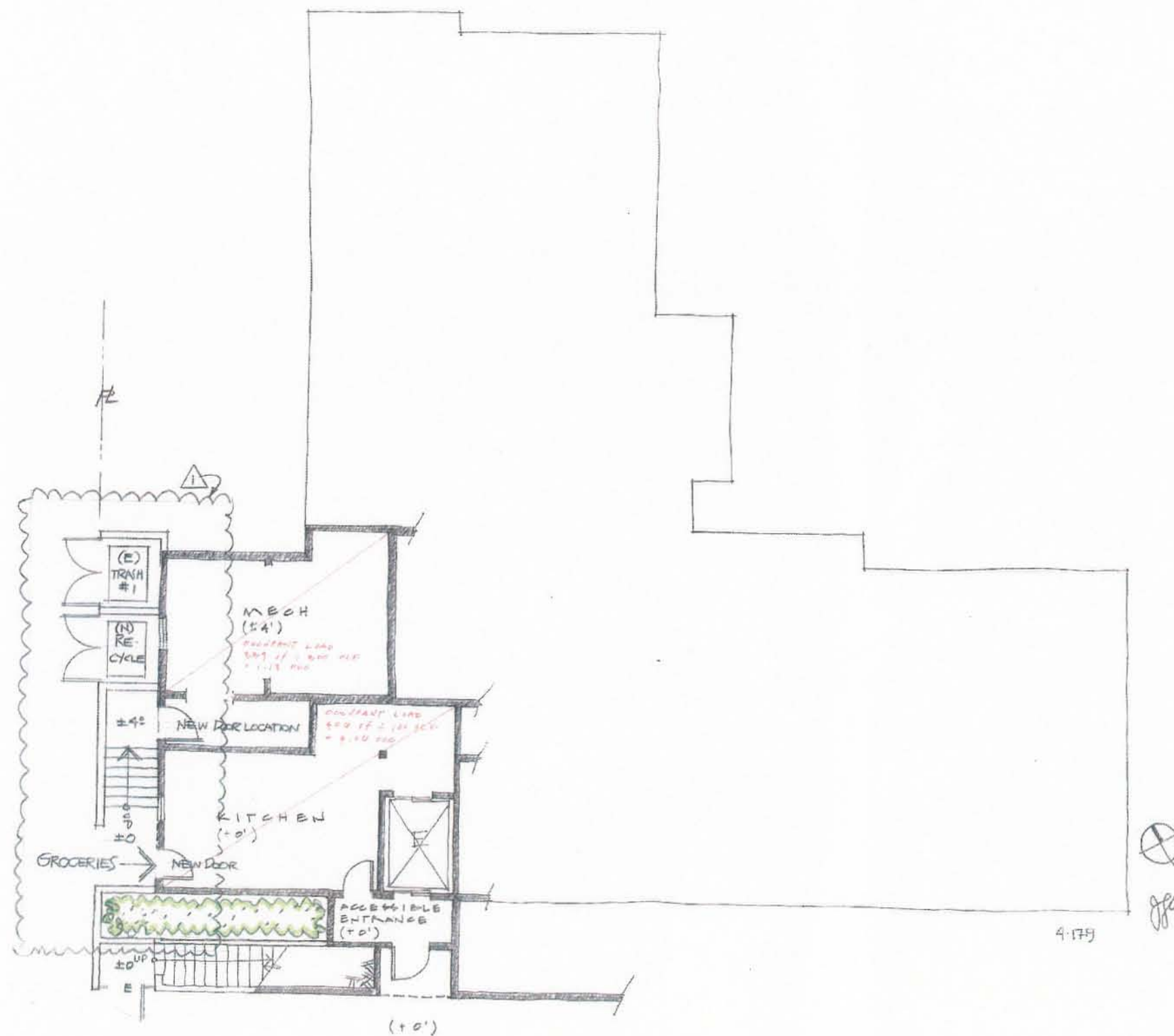
**Residential
Care
Facility for
the Elderly**

484 Prospect Street
La Jolla, Ca 92037

Date: 23 February 2010
 Project No.: 0912
 Design Drawing: BLA/DS/150
 Scale: 1/32" = 1'-0"
 Revisions:

Shared parking
Observed
Feb 2010, Level 3

a1.5



James
Alcorn &
Associates
Architects
and
Planning
Consultants

7157 Girard Avenue
La Jolla, California 92037
858/459-0865 Fax 858/459-1350



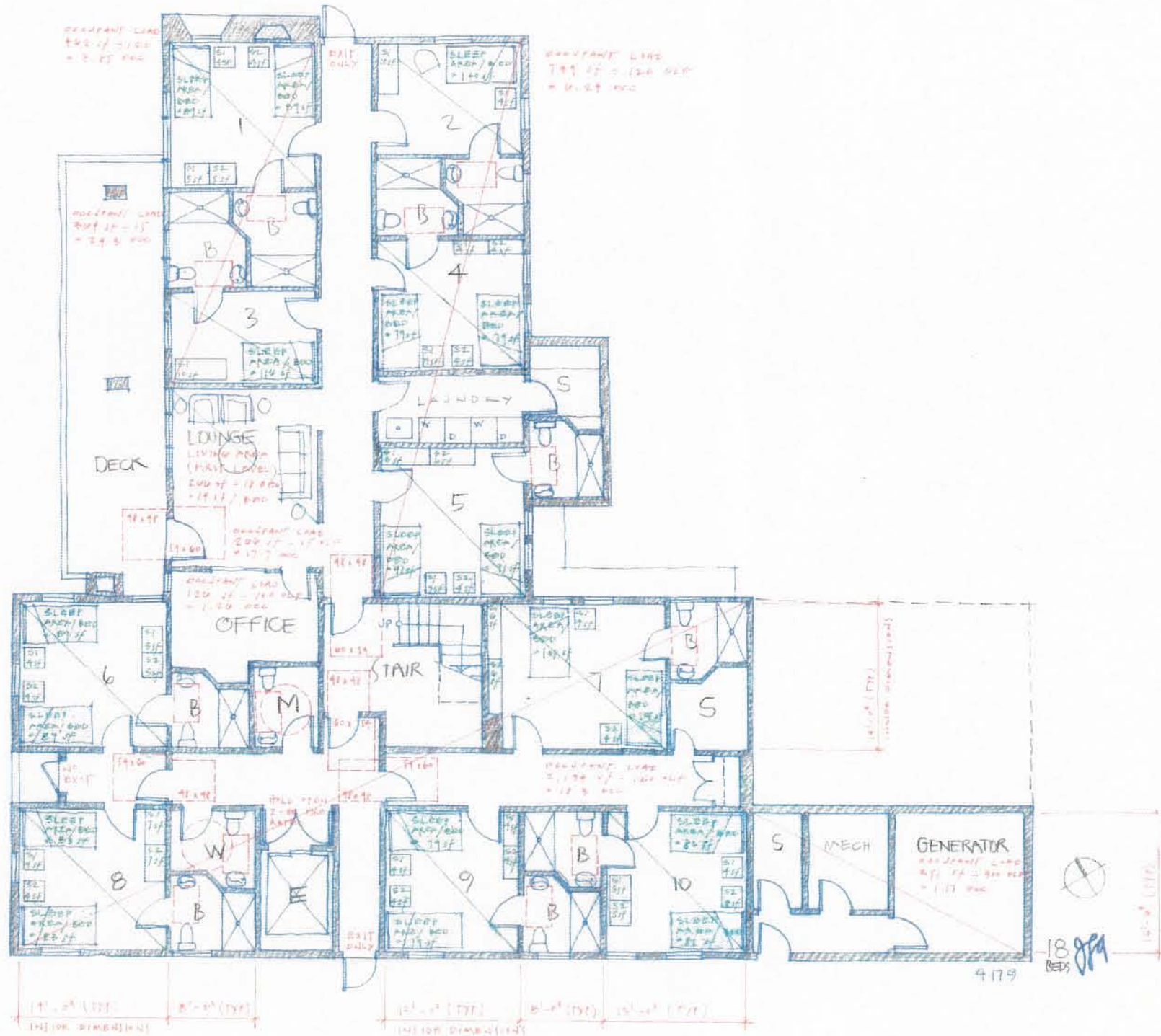
**Residential
Care
Facility for
the Elderly**

484 Prospect Street
La Jolla, CA 92037

Date	03 November 09
Project No.	0912
Design/Drawn by	R.A./D.V.B.S.
Scale	1/8" = 1'-0"
Revision	23 DEC 2009

Basement Level
Floor Plan

a2.0



James
Alcorn &
Associates
Architects
and
Planning
Consultants

7757 Grand Avenue
La Jolla, California 92037
858/450-0005 Fax 858/450-1250



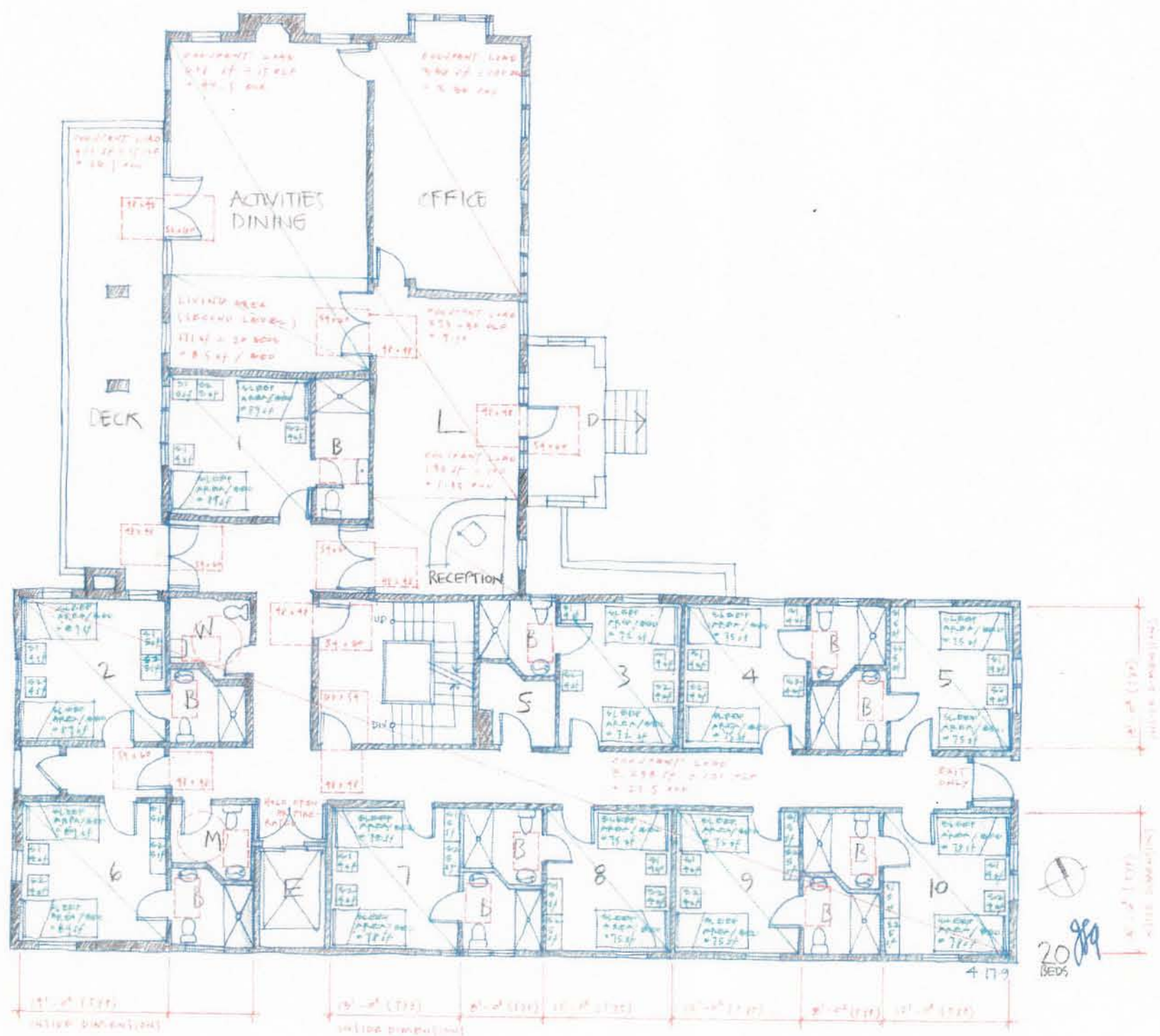
Residential
Care
Facility for
the Elderly

484 Prospect Street
La Jolla, CA 92037

Drawn	11/15/00
Project No.	000
Design/Drawn by	J.A. Alcorn
Scale	1/8" = 1'-0"
Revisions	

First Level
Floor Plan

a2.1



James
Alcorn &
Associates
Architects
and
Planning
Consultants

7757 Grand Avenue
La Jolla, California 92037
858/459-1800 Fax 858/459-1150



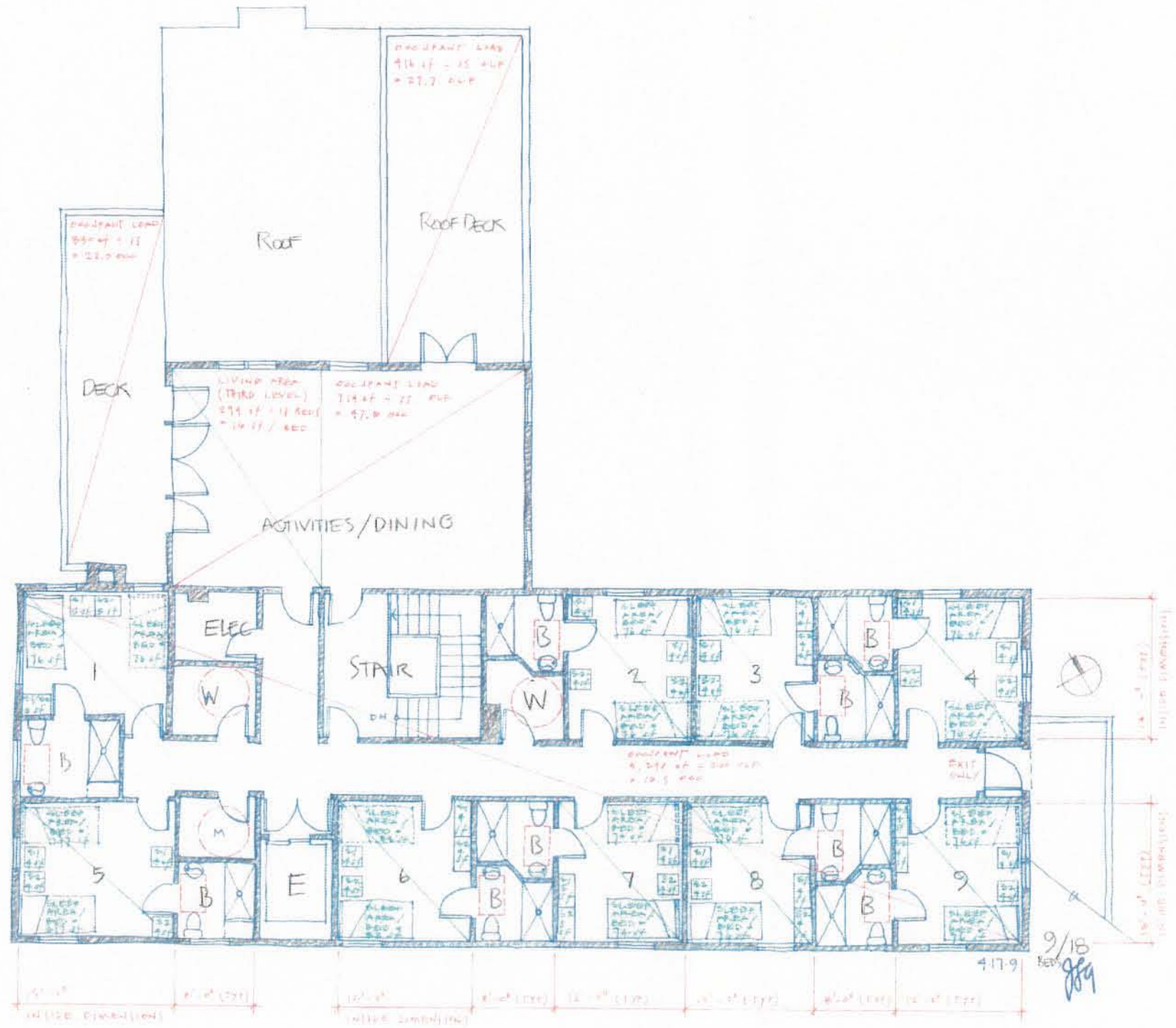
Residential
Care
Facility for
the Elderly

484 Prospect Street
La Jolla, CA 92037

File: 01-Residential
Project No: 001
Design Station: 01A-DW-04
Date: 1-17
Scale: 1/8" = 1'-0"
Revision:

Second Level
Floor Plan

d2.2



James
Alcorn &
Associates
Architects
and
Planning
Consultants

7757 Grand Avenue
La Jolla, California 92037
858-459-0805 Fax 858-459-1350



Residential
Care
Facility for
the Elderly

484 Prospect Street
La Jolla, CA 92037

Date: 9/18/18
Project No.: 18-01
Project Name: Residential Care Facility for the Elderly
Scale: 1/8" = 1'-0"
Revision:

Third Level
Floor Plan

d2.3



EAST Elevation
(from Prospect Street at Cuvier Street)



NORTH Elevation
(from Cuvier Street near Scripps Lane)

**James
Alcorn &
Associates
Architects
and
Planning
Consultants**

7757 Girard Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1350



**Residential
Care
Facility for
the Elderly**

484 Prospect Street
La Jolla, Cal 92037

Date	27 March 2010
Project No.	0912
Design/ Drawing	JL/AD/200/200
Sheet	8 of 9
Scale	as
Revisions	

East + North
Building
Elevations

a4.1

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WEST Elevation
(from Cuvier Street at Scripps Lane)



SOUTH Elevation
(from Scripps Lane at private gate)

**James
Alcorn &
Associates
Architects
and
Planning
Consultants**

7757 Girard Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1350



**Residential
Care
Facility for
the Elderly**

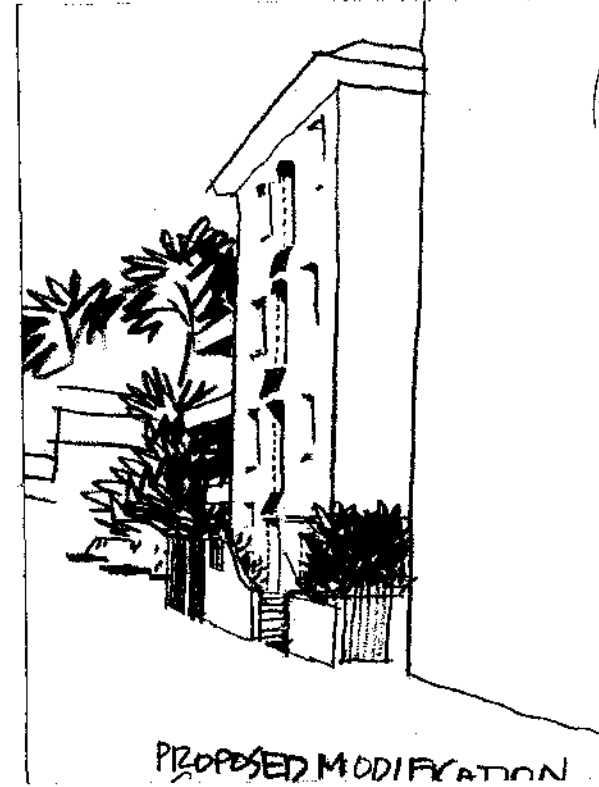
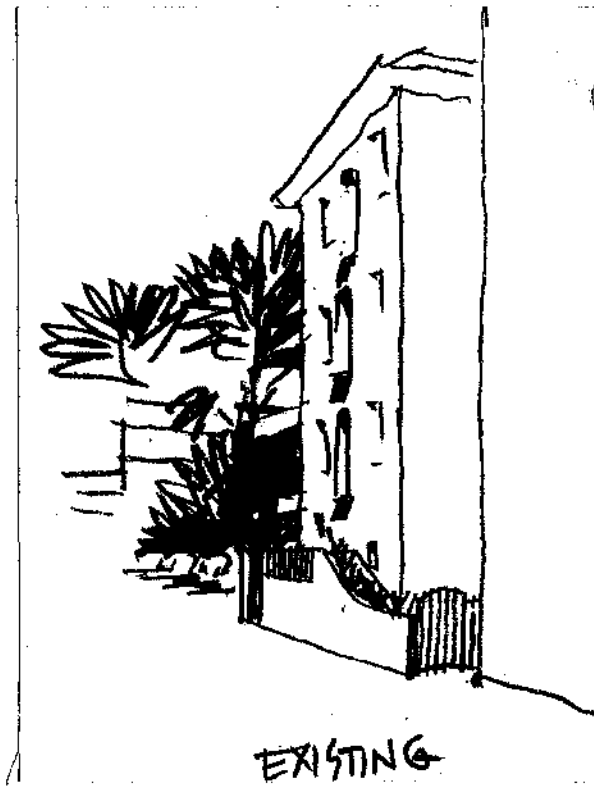
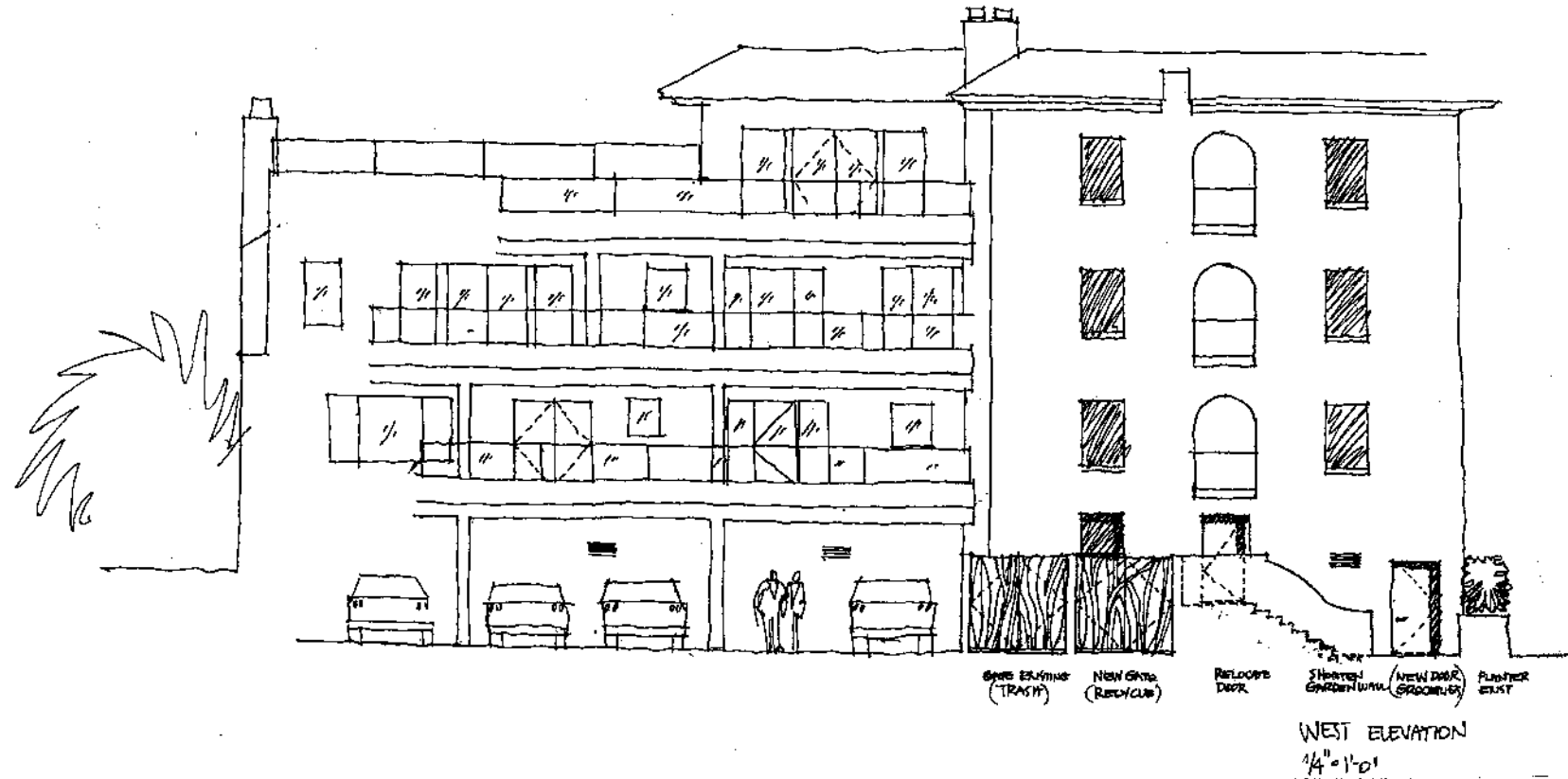
484 Prospect Street
La Jolla, CA 92037

Date	25 March 2010
Project No.	0912
Design/ Drawing	JLA/ EIR/ JEG
Sheet	9 of 9
Scale	n/a
Revisions	

**West + South
Building
Elevations**

a4.2

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**James
Alcorn &
Associates
Architects
and
Planning
Consultants**

7717 Girard Avenue
La Jolla, California 92037
858/459-0805 Fax 858/459-1350



**Residential
Care
Facility for
the Elderly**

484 Prospect Street
La Jolla, CA 92037

Date	05 November 00
Project No.	0912
Design Drawing	AA/DA/PA
Sheet	T-1 of 9
Scale	1/4" = 1'-0"
Revisions	

West Building
Elevation

a4.3

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: 23432406

CONDITIONAL USE PERMIT NO. 652001
PROSPECT RESIDENTIAL CARE - PROJECT NO. 180343
PLANNING COMMISSION

This Conditional Use Permit No. 652001 is granted by the Planning Commission of the City of San Diego to SILI, Incorporated, a California Corporation Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 123.0302. The 0.32 acre site is located at 484 Prospect Street in Zone 5A of La Jolla Planned District within the La Jolla Community Plan. The project site is legally described as: Lots 48, 49, 50, Block 17 of La Jolla Park Map No 0352. Together with all that portion of the southeasterly half of the alley within Block 17 which is adjacent and adjoining Lots 48-50, inclusive, as vacated and closed to public use by Resolution R-279161, recorded June 22, 1993 as File No. 1993-0393413.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to change the use of an existing 18,422 square foot building from office to a residential care facility for a maximum of 56 elderly persons described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 22, 2010, on file in the Development Services Department.

The project shall include:

- a. State Licensed Residential Care Facility for a maximum of 56 elderly persons;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking pursuant to the existing shared parking agreement; and

- d. 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.
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. The 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 reconstruct the existing curb ramp at the southwest corner of Prospect Street and Cuvier Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
12. Prior to the issuance of any building permit, the Owner/Permittee shall The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for the existing private fence and gates encroaching in the Cuvier Street and Prospect Street Right-of-Way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

13. Only one residential care facility may be permitted per lot or premises.
14. The facility must provide at least 70 square feet of sleeping space for each resident, not including closet or storage space, multi-purpose rooms, bathrooms, dining rooms, and halls.
15. The facility must provide at least eight square feet of storage area (closet or drawers) per bed.
16. The facility must provide at least five square feet of living area per bed, not including sleeping space, dining, and kitchen areas.
17. Sleeping areas must not be used as a public or general passageway to another room, bath, or toilet.
18. The facility shall provide one full bathroom including sink, toilet, and shower, or bathtub for every seven beds.
19. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
20. 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 San Diego Municipal Code.

TRANSPORTATION REQUIREMENTS

21. A minimum of 25 automobile spaces (including one van accessible space), are required by the Land Development Code. All required parking spaces and aisle widths as shown on exhibit "A" 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. The owner/permittee must maintain the existing shared parking agreement for the delineated "off-site" parking spaces within the parking garage as

shown on exhibit "A". If for any reason the required parking spaces are no longer available or the shared parking agreement has been terminated, the owner/permittee will be required to reduce or cease operation and the use of the property until alternate parking has been approved by the Development Services Department.

22. The owner/permittee shall provide valet parking to visitors free of charge. Valet parking shall be located on the 484 Prospect Street frontage satisfactory to the City Engineer.

INFORMATION ONLY:

- 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 22, 2020, Resolution Number XXXX.

Conditional Use Permit No. 652001
Date of Approval: April 22, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

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

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

SILI, Incorporated, a California Corporation
Owner/Permittee

By _____
NAME: Jeffrey Lubin
TITLE: XXXX

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

PLANNING COMMISSION RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 652001
PROSPECT RESIDENTIAL CARE FACILITY - PROJECT NO. 180343

WHEREAS, SILI, INCORPORATED, Owner/Permittee, filed an application with the City of San Diego for a permit to change the use of an existing 18,422 square foot building from an office to a residential care facility for a maximum of 56 persons (as described in and by reference to the approved Exhibits "A", and corresponding conditions of approval for the associated Permit No. 652001, on portions of a 0.32 acre lot;

WHEREAS, the project site is located at 484 Prospect Street in the La Jolla Planned District, Zone 5A within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 48, 49, 50, Block 17 of La Jolla Park Map No. 0352. Together with all that portion of the southeasterly half of the alley within Block 17 which is adjacent and adjoining Lots 48-50, inclusive, as vacated and closed to public use by Resolution R-279161, recorded June 22, 1993 as File No. 1993-0393413;

WHEREAS, on April 22, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 652001 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March, 10, 2010, 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(a) Existing Facilities. Further, there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, 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 22, 2010.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

(a) The proposed development will not adversely affect the applicable land use Plan. The proposed project is to convert an existing office building to a Residential Care Facility for the Elderly (RCFE) for a maximum of 56 elderly persons. The site is within the La Jolla Planned District Zone 5A of the La Jolla Community Plan which is a residential zone. The original building was built in 1925 as nurses' housing for Scripps Memorial and was designed by Louis Gill. The building is not historically designated; however the adaptive reuse of the existing building maintains the historic fabric of the community which is consistent with the "Guiding Principles" of the city of San Diego's General Plan.

There are only minor repairs planned for the exterior; therefore the visual quality will also be maintained. The project also supports the public facility needs of La Jolla residents by providing diversity of housing including the aging population. Therefore, the proposed use will not adversely affect the General Plan, the La Jolla Community Plan or the Local Coastal Program.

(b) The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is to convert an existing office building to a Residential Care Facility for the Elderly (RCFE) for 56 elderly persons. The area is zoned as multi-family residential and the building will be utilized for housing, which is what it was originally developed for. The project meets the Land Development Code Regulations for Residential Care Facilities and will be required to meet all applicable Building Code Regulations prior to occupancy. In addition to the City of San Diego's regulations, the facility will be required to comply with the State of California's regulations related to the licensing of a Residential Care Facility for the Elderly. The project has been determined to be exempt from the Environmental Quality Act (CEQA) therefore; the project is not detrimental to the public health, safety and welfare.

(c) The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code. As purposed the project meets all the Conditional Use Permit regulations for a Residential Care Facility required by the Land Development Code. The existing structure is within the La Jolla Planned District, Zone 5A of the La Jolla Community Plan which is a multi-family residential zone. The project has been reviewed by staff for conformance to all applicable regulations of the Land Development Code and without exception the project complies with the code.

(d) The proposed use is appropriate at the proposed location. The proposed project is to convert an existing office building to a state-licensed Residential Care Facility for the Elderly (RCFE) which will house a maximum of 56 elderly persons. The project site is within the La Jolla Planned District, Zone 5A of the La Jolla Community Plan which is a multi-family residential zone. The original building was built in 1925 as nurses' housing for Scripps Memorial and was designed by Louis Gill. The original development contained 41 individual bedrooms. The planned reuse of this building is proposing a maximum of 29 bedrooms for a maximum of 56 beds. The building is not historically designated; however the adaptive reuse of the existing building of this period supports and maintains the historic fabric of the community consistent with the "Guiding Principles" of the city of San Diego's General Plan. Only incidental changes to the exterior of the structure are planned; therefore the visual quality will also be maintained. The project also supports the public facility needs of La Jolla residents by providing a component of diverse housing including housing needs for the aging population. The site provides adequate parking for the proposed use within an existing parking structure and the project will be conditioned to maintain the parking agreement with that facility. The residential care facility will also provide valet parking to visitors to minimize off site parking impacts. Additionally, since none of the residents drive there will be minimal impacts on traffic from the residents. Therefore, this use is appropriate for the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 652001, 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. 652001, a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: April 22, 2010
Internal Order No. 23432406



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 4 February 2010

Attention: Helene Deisher, DPM, City of San Diego

Project: Prospect Residential Care
484 Prospect Street
PN 180343

Motion: *No recommendation (see below)*

Vote: n/a

Submitted by:

Joseph LaCava

4 February 2010

Joe LaCava, President
La Jolla CPA

Date

CPA Action:

Failed Motion:

Motion to deny: Findings cannot be made for CUP: the proposed use is inappropriate at the proposed location, due to the substantial increase in density and hours of use. 6-8-1.

Failed Motion:

Motion to approve the proposed use, (CUP), as presented, including the Operating Conditions, dated February 04, 2010, and include an Annual Review with representatives from 464 Prospect, 484 Prospect, the LJCPA and San Diego City as participants. 7-7-1.

Project Title: Prospect Residential Care Project No. (For City Use Only)
180 343

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):
SIL, Inc, c/o Jeffrey Lubin

Owner Tenant/Lessee


Street Address:
484 Prospect Street

City/State/Zip:
La Jolla, CA 92037

Phone No: (858) 866 6300 Fax No: (858) 866 6301

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

Title (type or print):

Signature:  Date: 3/3/10

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):
NORTHSTAR SENIOR LIVING

Owner Tenant/Lessee

Street Address:
4712 MountainLakes Blvd # 150

City/State/Zip:
REDDING CA 96003

Phone No: 530 242 8300 Fax No: 530 244 7289

Name of Corporate Officer/Partner (type or print):
C. RICK JENSEN

Title (type or print):
PRESIDENT / CEO

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):
COAST CONTRACTING

Owner Tenant/Lessee

Street Address:
484 PROSPECT ST

City/State/Zip:
LA JOLLA CA 92037

Phone No: 858 414 9400 Fax No: 858 866 6301

Name of Corporate Officer/Partner (type or print):
DARRYL CLUBB President/CEO

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: