

DATE ISSUED: August 18, 2005 **REPORT NO. PC-05-234**

ATTENTION: **Planning Commission, Agenda of August 25, 2005**

SUBJECT: ESPERANZA TOWNHOMES-PROJECT NO. 60959-PROCESS 5

OWNERS: The Estate of Willie West Kennerly, Fontelle Quin Kennerly, Paul Selwyn Kennerly, The Estate of Alfred Justin Kennerly, James C. Kennerly, and Esperanza Partners, LLC

APPLICANT: Esperanza Partners, LLC

SUMMARY

Issue: Should the Planning Commission RECOMMEND to the City Council approval of an Affordable/In-Fill Housing Expedite project to construct a 29 unit condominium project on a 102 -acre site located on the northwest corner of Akins Avenue and 62nd Street within the Encanto Neighborhoods of the Southeastern San Diego Community Planning Area?

Staff Recommendation:

1. Recommend that the City Council **CERTIFY** Mitigated Negative Declaration No. 60959, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend that the City Council **APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment No. 181902;
3. Recommend that the City Council **APPROVE** Rezone No. 181901;
4. Recommend that the City Council **APPROVE** Vesting Tentative Map No. 249328 and waiver to the requirement for the undergrounding of the existing overhead utilities; and
5. Recommend that the City Council **APPROVE** Site Development Permit No. 181907

Community Planning Group Recommendation: On February 22, 2005, the Encanto Neighborhoods Community Planning Group voted 7-3-0 to recommend approval of the project and zone change; and support the Community Plan Amendment and Initiation with conditions, which all four conditions have been incorporated within the proposed project (Attachment 21).

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which address potential impacts to Noise. A Mitigation, Monitoring and Reporting Program would be implemented with this project to reduce the impacts to a level below significance.

Fiscal Impact: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: The project site currently has an open Neighborhood Code Violation Case regarding illegal exterior storage. The applicant has been working with Neighborhood Code Compliance Department (NCCD) on the removal and cleanup of the site. In addition, upon approval of the proposed development, and demolition of the existing structures, the NCCD case shall be closed.

Housing Impact Statement: The project site consists of two different community plan designations and two different zoning designations. An amendment to the Progress Guide and General Plan, and the Southeastern San Diego Community Plan will redesignate the project site from Residential- Low Density (5-10 du/ac) to Residential Medium-High Density (15-30 du/ac) and from Residential Low-Medium Density (10-15 du/ac) to Residential Medium-High Density (15-30 du/ac). The proposed amendment will allow a range of 15 to 30 units on the subject site where a range of 8 to 13 units is currently allowed. The construction of 29 dwelling units is being proposed. The Rezone action will rezone the project site from SF-6000 and MF-3000 to MF-1500. The project proposes to demolish an existing single family residence and associated structures to construct a 29 unit multi-family condominium development consisting of 6 detached, three-story, residential structures. The project will result in a net gain of 28 units to the Encanto Neighborhoods of the Southeastern San Diego Community.

As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent (3 units) of the total for-sale dwelling units on-site for households with an income at or below 100 percent Area Median Income (AMI), currently \$63,400 for a family of four. The proposal would help the City address its shortage of affordable housing during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency.

The project site is also located within the Central Imperial Redevelopment Project Area; however, the proposed project is not a City of San Diego Redevelopment Agency

(Southeastern Economic Development Corporation) project.

Park Impact Statement: The City Progress Guide and General Plan guidelines recommend a minimum 10.0 acre neighborhood park for every 3,500-5,000 residents located within ½ mile service radius and a minimum 20 acre community park and a recreation center for every 18,000-25,000 residents located within 1½ mile service radius. This results in a range of 2.8 to 3.9 useable acres per 1,000 residents. For every 50,000 residents, a community swimming pool complex is recommended within 1½ to 2 miles service radius.

Based on the 2000 U.S. Census, the Southeast San Diego Community Planning Area should have a total of 304.88 acres of population-based park land and associated facilities. Currently, the Southeast San Diego Community has 76.47 useable acres of neighborhood parks, resulting in a 141.31-acre deficiency, and 65.42 useable acres of community parks, resulting in a 21.69-acre deficiency. By the year 2030, the deficit is projected to decrease to 119.88 useable acres for neighborhood parks and to increase to 33.86 useable acres for community parks. Additionally, the community has seven recreation centers consisting of a total of 74,492 square feet, which represents 92% of the recommended minimum standard; however, only two recreation centers meet the recommended minimum size. The community has two swimming pools which represents 67% of the recommended minimum standard.

The proposed project will generate approximately 113 residents which would require an additional 0.32 acres of population-based park land, 0.5% of a community recreation center and 0.25% of a community swimming pool complex. An amendment to the Southeast San Diego Public Facilities Financing Plan (PFFP) is currently underway to include the proposed park acreage and recreation facilities needed to serve the new residents generated from this proposed development, as well as, the new residents projected at full community development in 2030. No population-based park impacts will be created by the proposed development if the PFFP amendment is approved prior to the issuance of building permits, and the applicant pays the amended per-unit impact fee at that time.

BACKGROUND

The proposed project site is located at 502 62nd Street on the northwest corner of Akins Avenue and 62nd Street (Attachment 1). The partially developed 102 -acre project site consists of three parcels located along the north-side of Akins Avenue (Attachment 2). Two of the three parcels are designated Residential Low Density (5-10 du/ac) and the other parcel is designated Residential Low-Medium Density (10-15 du/ac) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (Attachment 3). The proposed project site is located within the Central Imperial Redevelopment Project Area (Attachment 4) pursuant to Ordinance No. 17831, Adopted on September 14, 1992; however, the proposed project is not a City of San Diego Redevelopment Agency (Southeastern Economic Development Corporation) project.

Two parcels currently contain an existing single-family residence and associated structures, and are zoned MF-3000(Residential – Multiple Unit; 1 dwelling per 3,000 square-feet of lot area), and the other parcel is zoned SF-6000(Residential – Single Unit; minimum 6,000 square-foot lot). The three parcels are located within the Southeastern San Diego Planned District. The surrounding development consists of single-family residential to the west; multi-family residential to the north; a parking lot to the east; and the San Diego Trolley line and the Encanto/62nd Street Trolley station to the southeast and south respectively.

Topographically, site terrain is gently sloping, with elevations varying from a high of approximately 20feet above mean sea level (MSL) at the northern -most portion of the site to a low of approximately 188 feet MSL at the southwestern corner along Akins Avenue. Approximately 95 percent of the site is within the 190 feet to 192 feet MSL. The ground surface is irregular throughout the site and has been previously disturbed. The project site is located within the 100 year flood plain fringe (Zone AO and Zone X) of the Encanto branch of Las Chollas Creek and could be subject to inundation of up to one foot of water in the event of a 100 year flood (Attachment 20). Since the project site is located in a highly urbanized area and the existence of a concrete drainage channel adjacent to Akins Avenue and the San Diego Trolley line, development of the site would not harm the environmental values of the flood plain.

DISCUSSION

Project Description:

The project proposes to demolish the existing single-family residence and associated structures, and consolidate three parcels into one lot to construct a 29 unit multi-family condominium development consisting of 6 detached, three-story, residential structures on a consolidated 1.02 acre site. Each of the proposed condominium units would contain three-bedrooms and approximately 1,105 square-feet of living area with an attached 456 square-feet, two-car garage.

The project site would be accessed from 62nd Street. The estimated overall trip generation for the 29 unit multi-family condominium use is 174Average Daily Trips (ADT) with 1 4 trips during the AM peak hour and 17 trips during the PM peak hour. A total of 64 parking spaces and 3 motorcycle spaces would be provided where 64 are required (total includes guest parking). The proposed site development would include the construction of driveways, retaining walls, surface parking, a recreation area, and landscaping. Site drainage would be directed through a single proposed storm drain system before discharging into the existing drainage system located within the public right-of-way. The landscaping would be in conformance with the City's *Landscape Technical Manual*. Grading would consist of 7,860cubic -yards of cut-fill (7,800 cubic-yards to be imported). Since the project site is located within 100 year flood plain fringe, the entire site would be elevated two feet above the 100 year frequency flood elevation. No brush management for fire protection is required.

Development of the proposed project requires the approval a Progress Guide and General Plan Amendment/Community Plan Amendment; Rezone from SF-6000 and MF-3000 to MF-1500;

Vesting Tentative Map for condominiums; and Site Development Permit for multi-family residential developments of four or more units within the Southeastern San Diego Planned District, to deviate from development regulations, and Environmentally Sensitive Lands Regulations for encroachment within a floodplain.

Community Plan Analysis:

The project requires the processing of a Progress Guide and General Plan and Community Plan Amendment with required changes to graphic and plan language, as shown in Attachment 8. The project site is located within the Southeastern San Diego Community Planning area and more specifically within the Encanto Neighborhood of the Encanto Neighborhoods Planning area. The site is presently designated Residential Low Density at 5 to 10 dwelling units per acre (0.5 acres) and Residential Low-Medium Density at 10 to 15 dwelling units per acre (0.52 acres) by the Community Plan which was adopted by the City Council on July 13, 1987. The project proposes that the Southeastern San Diego Community Plan be amended to change the land use designation on the entire subject site to Residential Medium-High Density (15-30 du/ac). The proposed amendment would allow a range of 15 to 30 units on the subject site where a range of 8 to 13 units is currently allowed and construction of 29 dwelling units is being proposed. On April 28, 2005, the Planning Commission initiated the Plan Amendment by a vote of 6-0 and requested staff to proceed with analysis of a variety of land use issues that will be covered as part of this report. These items are discussed within the attachment entitled "Planning Commission Initiation Land Use Issues" (Attachment 9).

The proposed request for construction of 29 residential units and on-site recreation areas would not adversely affect the Southeastern San Diego Community Plan in that it would implement the policies and recommendations of the community plan associated with building scale and character, site and building design, parking areas for multi-family developments, pedestrian access, streetscape, landscaping, outdoor amenities and pedestrian activity areas. More specifically, the proposed project would help increase housing supply in the City as well as provide new and high quality housing development within the community. The project design would also improve the visual and physical character of the community through streetscape improvements, quality residential development, enhanced landscaping, unobtrusive parking areas, overall site and building design, and relationship between the buildings and proposed associated passive/active recreational areas. The proposed project features pedestrian-oriented design elements, such as enhanced paving area, pedestrian connections throughout the site and with the public right-of-way area, a tot lot area, and a small passive recreation area. The proposed development would also enhance the visual image of the surrounding neighborhood and it would be compatible with existing and planned land uses on adjoining properties. Adjacent properties are mainly comprised of single-family, multi-family, and retail developments with respective land use designations of Low Density (5-10 du/ac), Low-Medium Density (10-15 du/ac), and specialized commercial.

The proposed project would also not adversely affect the Progress Guide and General Plan as one of the goals in the General Plan encourages in-fill development and revitalization. The proposed project would accommodate in-fill development by allowing additional housing in the community. The plan also discusses the importance of improving the neighborhood environment to increase

personal safety, comfort, pride and opportunity. The proposed project would develop much needed multi-family housing to help improve the neighborhood and its surroundings. The proposed project would also not adversely affect the Housing Element of the Progress Guide and General Plan as the proposed use would be ensuring the development of new housing to help meet the City's housing needs for a variety of household sizes. The project would also include three restricted affordable housing units on the site for households with an income at or below 100 percent of the Area Median Income (\$63,400 for a family of four). This in turn would address another goal of the Housing Element to increase affordable housing opportunities.

Currently, there are five land use plan amendments being processed in the Southeastern San Diego Community Planning area and they are as follows:

- Village Center at Euclid and Market (initiated 7/27/04)
 - 839 residential units / affordable housing (45 acres) - overall density of 19 du/ac
 - Mixed-use development (commercial/retail)
 - Passive and active recreation areas
- Hilltop Project (initiated 7/27/04)
 - 170 rental and townhome units (9.4 acres) -18 du/ac
 - On-site recreation areas
- Mar Vista (initiated 12/5/02)
 - Mixed-use development / 135 residential units (7.1 acres) - 19 du/ac
 - On-site recreation areas
- Bayview Residences (initiated 12/11/03)
 - Residential development / 313 units (2.85 acres) - 110 du/ac
- Grant Hill Townhomes (initiated 3/27/03)
 - Residential development / 6 single-family units (0.46 acres) - 13 du/ac

Environmental Analysis:

Noise- The project site is located across Akins Avenue from the San Diego Trolley line and the Encanto/62nd Street Trolley station. There is the potential for noise impacts to the proposed project due to trolley noise. A noise study was prepared titled, "Noise Analysis for 62nd Street/Akins Avenue Project, City of San Diego, California", dated January 18, 2005, prepared by RECON. The report analyzed both traffic and trolley noise.

According to the report, vehicle and trolley traffic noise levels at the receivers modeled through the project site were combined to form a composite noise level at each receiver to determine the composite noise contours over the project site. The results of the analysis are that future traffic noise levels are projected to exceed 65 dB CNEL at the units on the south side of Buildings 1, 2, and 3. The exterior usable areas are located on the north side of Building 1 and the south side of Building 4 and are not projected to exceed 65 dB CNEL. Noise levels exceeding 65 dB CNEL at exterior usable areas or 45 dB CNEL at interior areas would be considered significant. Future traffic noises at the exterior usable areas for the proposed project would not exceed 65 dB CNEL. However, the southern units of Buildings 1, 2, and 3 may have interior noise levels exceeding 45

dB CNEL and would require sound attenuation via construction methods to lower interior traffic noise to the required 45 dB CNEL or lower. The mitigation measure shown in Section V. of the Mitigated Negative Declaration would reduce potential impacts due to noise to a level below significant.

Biological Resources- A general biological reconnaissance survey of the project site was conducted on December 9, 2004, to inventory botanical resources on site, determine vegetation communities, survey for raptors and raptor nests, and assess the existence or potential for sensitive vegetation communities, plants, or wildlife to occur. A biological letter report titled "Biological Resources Letter for Esperanza Townhomes, City of San Diego, California", dated December 10, 2004, prepared by Dudek & Associates, Inc.

The conclusion of the report is that the entire project site has been impacted by human activity and does not contain significant biological resources. Therefore, no significant direct or cumulative impacts to biological resources, including sensitive vegetation communities, sensitive plant species, or sensitive wildlife species would result from development of the site. As there would be no impacts to biological resources, no mitigation is required.

Hydrology- The project site is located within the 100-year floodplain and floodplain fringe of the Encanto Branch of Las Chollas Creek (Attachment 20). The site could be subject to inundation of up to one foot of water in the event of a 100-year flood. Since the project site is located in a highly urbanized area, development of the site would not harm the environmental values of the floodplain. The entire project site would either be elevated to two feet above the 100-year frequency flood elevation as demarcated in the Federal Emergency Management Agency (FEMA) maps, or provide floodproofing of all structures to that same elevation. The proposed project would increase the rate of storm water runoff from pre-development levels. Additional storm water runoff as a consequence of the proposed project will be adequately addressed to the satisfaction of the City Engineer prior to issuance of any grading or building permits. No significant impacts are anticipated, therefore, no mitigation is required.

Geology- The project site lies within Geologic Hazard Zones 27 and 32 as shown on the City of San Diego's Seismic Safety Study Geologic Hazards Maps. Zone 27 is characterized as a slide-prone formation. Zone 32 is characterized as liquefaction; low potential with fluctuating groundwater minor drainages. A geotechnical report titled "Geotechnical Investigation, 62nd Street and Akins Avenue Property, San Diego, California", dated October 27, 2004, prepared by Geocon. According to the report, the potential for liquefaction of the site subsoils is considered to be very low. Proper engineering design of the new structures would ensure that the potential for geologic impacts from regional hazards would not be significant. Therefore, no mitigation is required.

Project-Related Issues:

Rezone- The subject site is covered by two different land use designations (Low Density at 5 to 10 du/ac and Low-Medium Density at 10 to 15 du/ac) as well as two different zones (SF-6000 and MF-3000). The Rezone action would rezone the project site to MF-1500, a multi-family residential zone which allows a maximum 29 du/ac with a minimum 1,500 square feet of land area

per dwelling unit (Attachment 11). The area of the rezone would encompass the project site (1.02 acres) and to the centerlines of public right-of-ways on Akins Avenue and 62nd Street for a total area of 1.35 acres (Attachment 12).

The site is part of an identified village opportunity area, or more specifically a transit corridor, running along the south side of Imperial Avenue and north side of Akins Avenue from approximately Valencia Parkway to Woodman Street. The site is also located across the street from the 62nd Street Trolley Station and in close proximity to existing multi-family developments, single-family units, school, park facilities, bus stops, commercial and retail uses that further support the development of multi-family development on this site. The 29 multi-family units, being proposed at a density of approximately 28.4 du/ac, reflects the type of multi-family development that would be compatible with the existing surrounding neighborhood. Also, the addition of new quality residential development on this site could potentially help bring new mixed-use development and redevelopment to the village opportunity area – transit corridor site located along Imperial Avenue and Akins Avenue. Based on this analysis and proposed project, the appropriate zoning to accompany this designation is MF-1500.

Deviations from the San Diego Municipal Codes (SDMC) - Parking Deviation: The applicant has requested a Site Development Permit to deviate from Section 142.0525 (d) which requires that 2.25 parking spaces be provided for each proposed three-bedroom unit. Though the project site is not located within a mapped Transit Area, staff has analyzed the request and based on the proximity to the San Diego Trolley line and the Encanto/62nd Street Trolley station, the project will function as a transit oriented development. As such, a transit oriented project such as the proposed project would be required to provide only 2.0 parking spaces per unit; therefore, staff is able to support the deviation request.

Rear-yard Setback Deviation: The applicant is requesting a deviation to Section 103.1706(f)(3) which requires a minimum rear yard setback of 15 feet when no alley exists (with an alley the minimum rear-yard setback would be five feet). The applicant is proposing a minimum rear-yard setback of five feet. The project site is a corner parcel with approximately equal frontage on abutting public streets, however, the shorter frontage on Akins Avenue by the regulation would be considered as the front-yard. Staff has analyzed the request and based on the surrounding topographic and street grade considerations, and the existing setbacks on the adjacent properties, staff is able to support the deviation request.

Stairs/walls Deviation: The applicant is requesting a deviation to allow for stairs/walls (ranging from three to five feet in height) to encroach into the front-and side-yard setbacks that exceeds the maximum three feet in height requirements. The request is necessary in order to provide improved pedestrian access to the site. The project site is located within the 100-year floodplain and floodplain fringe of the Encanto Branch of Las Chollas Creek. The site could be subject to inundation of up to one foot of water in the event of a 100-year flood. Since the project site is located in a highly urbanized area, development of the site would not harm the environmental values of the floodplain. The entire project site would be elevated to two feet above the 100-year frequency flood elevation; staff is able to support the deviation request.

Floor Area Ratio (FAR) Deviation: The applicant is requesting a deviation to exceed the maximum 1.0 Floor Area Ratio (FAR) within the MF-1500 zone by 0.018. The maximum FAR allowed is 44,483 square feet and the request is for a total of 45,269 square feet or a 1.018 FAR. Staff has analyzed the request and based on the proposed condominium units containing three-bedrooms with approximately 1,105 square-feet of living area and the on-site affordable housing component, staff is able to support the deviation request.

Façade Design/Orientation Deviation: The applicant is requesting a deviation to Sections 103.1706(1)(3)(A) and 103.1706(1)(4) which requires that the architecture meet the provisions for offsetting planes and the façade design/orientation regulations. Staff has analyzed the request and based on size of the subject property, the design meets the intent of the offsetting planes criteria in 3 of 4 of the building elevations with reduced offset dimensions (fewer offsets are proposed in the garage court elevations to minimize conflicts with fire lane vertical clearance criteria). In addition, windows are proposed on all units with street frontages, entry doors are proposed on all units fronting 62nd Street or 56 percent of the total project street fronting units; staff is able to support the deviations request.

Undergrounding of Overhead Utility Lines- The proposed project site is located at 502 62nd Street on the northwest corner of Akins Avenue and 62nd Street within the Encanto Neighborhoods of the Southeastern San Diego Community Planning area, and Council District Four. The proposed development will be undergrounding any new service running to the proposed structures within the subdivision as well the existing overhead facilities along the project frontage on 62nd Street that has not been waived. The project site currently contains overhead utility lines and two poles along 62nd Street (Attachment 15). The applicant is proposing the removal of one pole and undergrounding overhead utility lines along 62nd Street.

The waiver request is for the one pole on the northeasterly boundary of the subdivision to remain. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 4R and the surrounding community is proposed to be undergrounded in Fiscal Year 2035 (Attachment 16). The requested underground waiver of the existing overhead facilities at the northeasterly boundary of the subdivision, qualifies under the guidelines of Council Policy No. 600-25, *Underground Conversion of Utility Lines at Developers Expense* in that the conversion would involve either a substantial investment in temporary facilities (cable poles, temporary recircuiting, etc.) or a significant amount of work considered off-site to the development which is financing the conversion.

Critical Project Features to Consider During Substantial Conformance Review:

- Buildings and Site Design- The building design and/or site design should be fully analyzed to ensure that changes would reflect the type of multi-family development that would be compatible with the existing surrounding neighborhood.

Conclusion:

The proposed project site is located in the Encanto Neighborhoods of the Southeastern San Diego Community Planning area and the Central Imperial Redevelopment Project Area. The proposed development shall eliminate physical blight and provide for a more livable neighborhood that would result in a net gain of 28 units to the Southeastern San Diego Community, which meets the goals of the Southeastern San Diego Community Plan and the City's Redevelopment Agency (Southeastern Economic Development Corporation) goals for the Central Imperial Redevelopment Project Area.

As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent (3 units) of the total for-sale dwelling units on site for households with an income at or below 100 percent AMI, currently \$63,400 for a family of four. The proposal would help the City address its shortage of affordable housing during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency.

ALTERNATIVE

1. Recommend that the City Council **CERTIFY** Mitigated Negative Declaration No. 60959, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP); **APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment No. 181902; **APPROVE** Rezone No. 181901; Vesting Tentative Map No. 249328 and waiver to the requirement for the undergrounding of the existing overhead utilities; and Site Development Permit No. 181907, **with modifications.**
2. Recommend that the City Council **Not CERTIFY** Mitigated Negative Declaration No. 60959, and **Not ADOPT** Mitigation, Monitoring and Reporting Program (MMRP); **Not APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment No. 181902; **Not APPROVE** Rezone No. 181901; Vesting Tentative Map No. 249328 and waiver to the requirement for the undergrounding of the existing overhead utilities; and Site Development Permit No. 181907, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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ESCOBAR-ECK/JAP

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Central Imperial Redevelopment Project Area Map
5. Project Data Sheet
6. Project Plans
- 7a. Draft CPA Planning Commission Recommendation to City Council Resolution
- 7b. Draft Rezone/VTM/SDP Planning Commission Recommendation to City Council Resolution
- 8a. Draft Community Plan Amendment Resolution
8. Draft Community Plan Amendment Graphic and Plan Language
9. Planning Commission Initiation Land Use Issues
10. Draft Rezone Ordinance
11. Applicants Rezone Exhibit (with the Zoning Overlay)
12. Rezone Exhibit No. B-4223
13. Planning Commission Initiation Resolution No. 3732-PC
14. Draft Vesting Tentative Map Conditions and Subdivision Resolution
15. Existing Overhead Utility Exhibit on 62nd Street
16. City's Undergrounding Master Plan for Fiscal Year 2004, Block 4R
17. Draft SDP Permit with Conditions
18. Draft SDP Resolution with Findings
19. Draft Resolution for Certification of the MND
20. 100 year Floodplain Map
21. Community Planning Group Recommendation
22. Ownership Disclosure Statement
23. Project Chronology