

NAVAJO COMMUNITY PLANNERS, INC.

Zion Avenue Community Church
4880 Zion Avenue
San Diego, CA 92120

Meeting Agenda for Monday, April 15, 2013

Back up materials relating to the agenda items may be reviewed online at navajoplanners.org

*Note: All times listed for agenda items are estimates only;
items may be heard earlier or later than listed.*

Call To Order: 7:00 p.m.

- Roll Call of Board Members
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted)
- Approval of the March 18, 2013 Meeting Minutes

Officers Reports: 7:05 p.m.

- Chair's Report: Alleged NCPI Violations / Remedies
- Vice Chair's Report: Vacant
- Treasurer's Report

Elected Officials' Reports: 7:10 p.m.

- Representative for Council member Scott Sherman
- Eastern SDPD Community Service Officer Holland Tafoya

Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m.

Election: 7:30p.m.

Election of Officers

Informational Presentations: None

Consent Agenda: None

Action Items: 7:45 p.m.

(Support or Oppose authorization to **Initiate** Navajo Community Plan Amendment)

H.M. Coleman Inc is requesting an amendment to the Navajo Community Plan for the property located at 7811 Mission George Road. The subject property is located north of Margerum Avenue just past the existing multifamily development and east of Mission George Road. The property is a triangular 4.5 acre site that includes two Assessor Parcel Numbers 456-310-09 and

456-400-17. Applicant requests an amendment to the Navajo Community Plan designation from commercial to multifamily residential medium density 15-29 dwelling units per acre to allow for multifamily dwelling units.

Action Item is ONLY to Support or Oppose Navajo Community Plan Amendment **Initiation**. Planning Commission will want to know whether NCPI supports the initiation of a CPA or not.

Applicant Representative: Randi Coopersmith. Senior Principal Planner, Latitude 33, randi.coopersmith@latitude33.com, 858-875-1703

City Staff: Dan Monroe, Senior Planner - Planning Division, Development Services Department, City of San Diego, [\(619\) 236-5529](tel:6192365529), dmmonroe@sandiego.gov

Information Items: 8:35 p.m.

- (3 min total) Report on Community Planners Committee activities (Dan Smith)

Community Group Reports: 8:40 p.m.

- Grantville Stakeholders Group –Matt Adams
- Allied Gardens Community Council – Anthony Wagner
- Del Cerro Action Council – Jay Wilson
- San Carlos Area Council – John Pilch

Old Business: 8:45 p.m.

New Business: 8:45 p.m.

Adjourn: Next meeting: May 20, 2013 @ 7 PM

Meetings of the Navajo Community Planners are held on the 3rd Monday of each month 7pm-9pm.

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items may be heard earlier or later than listed.*

Call To Order: 7:00 p.m.

- Roll Call of Board Members

Anthony Wagner (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2013
Lynn Murray (Allied Gardens)	March 2014
Matthew Adams (San Carlos)	March 2013
Sherry Kelly (Grantville)	March 2014
Mathew Kostrinsky (Del Cerro)	March 2013
Douglas Livingston (Del Cerro)	March 2014
Cindy Martin (Allied Gardens)	March 2013
Michael McSweeney (Del Cerro)	March 2014
Marilyn Reed (Allied Gardens)	March 2013
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2013
Jay Wilson (Del Cerro)	March 2013
Dale Peterson (San Carlos)	March 2014
Mary Miller (San Carlos)	March 2014
- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted)
 - Sec 2 by-laws read by A. Wagner Write-in candidate has not been to enough meetings but Anthony and other NCPI members have seen the individual at a number of meetings. **M. Adams makes motion.** Audience member would like to know name of individual. A. Wagner states name does not matter because it is a parliamentary procedure. M. McSweeney worries about setting precedent at future elections. 13 aye votes from NCPI Board.
- Approval of the February 25, 2013 Meeting Minutes
 - Voting violations pertaining to creating slate of candidates documented with the city and NCPI Board. M. Kostrinsky states over past 7-10 days email created by board member creating a slate. Asked city if this is a violation. This morning a second violation occurred and he asked city to look into it. Slate defined as two or more people listed and having asked to vote for them. Has to be a public documentation of alleged violation. A Wagner says vote to happen and alleged violation will be looked at in April.

- Motion to approve Error in minutes: NCPI should support letter of recommendation for intermodal access along Fairmont and Montezuma. Kostrinsky makes motion, Adams seconds. No ayes!

Officers Reports: 7:05 p.m.

- Chair's Report: Bring to attention public meeting dealing with updating community plan. March 26th at 7 pm. Community driven process!
- Vice Chair's Report: Vacant
- Treasurer's Report: None, out counting ballots

Elected Officials' Reports: 7:10 p.m.

- Representative for Council member Scott Sherman: John hands out newsletter. States do not hesitate to contact if you have questions or problems.
- Ralph Dimaricut – Marty Block Representative. Passes around newsletter mentions April townhall at UC High School. Contacts in back of above mentioned newsletter. Feel free to give a call if questions.
- Eastern SDPD Community Service Officer Holland Tafoya:
- Jonathon Hardy with Susan Davis office: Has dispatches, office always open follow her on face book. Give call if you have questions.

Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m.

- Joan Fitzsimmons: Kensington Talmadge Committee. Caltrans asked group to add more to grant. Grant area involves more than 100,000 residents.

Election: 7:30p.m.

(Opportunity for CONTESTED candidates to speak)

Allied Gardens:

Marilyn Reed – 119 votes

Terry Cordes (write-in candidate) - 84 votes

Del Cerro:

Jay Wilson – 93 votes

Steve Grimes- 110 votes

Grantville:

John LaRaia – 104 votes

Daron Teemsma – 107 votes

San Carlos:

Rich Burg – 97 votes

Matt Adams – 106 votes

John Pilch – 54 votes

Informational Presentations: None

Consent Agenda: None

Action Items: 7:45 p.m.

PUBLIC HEARING

Cowles Mt. & Boulder Lake Stop Sign – Alternative Review Process

Alternative Process / Council Policy 200-08

Notwithstanding other provisions of this Policy, stop signs may be installed by this Alternative Process. If an intersection is found to not satisfy the criteria established in Sections A and B of this Policy upon an initial evaluation, then the following process may be used:

1. Any person or community planning group may request a re-evaluation, bringing forth any additional information that may cause the intersection to satisfy the criteria. The City Manager or designee shall then re-evaluate the intersection based on this request, notify the requesting party of the results, and install the stop signs if the criteria are satisfied.
 2. If the criteria are not satisfied upon the re-evaluation, then a community planning group may hold a public hearing to discuss the matter. If the community planning group votes to support the stop signs, then a City Councilmember may request, by written memorandum, that the City Manager either install the requested stop signs or submit a report to the City Council discussing why the stop signs are not recommended. The City Council may subsequently adopt a resolution authorizing the installation of stop signs at the intersection.
 3. Stop signs may also be removed by following the steps of this process. Stop signs installed by City Council resolution may only be removed by a subsequent resolution.
 4. For stop signs installed or removed by City Councilmember request or by City Council resolution, the City Manager or designee shall submit a report analyzing traffic conditions at the location for the first year after the change.
- A. A. Wagner mentions it is a public hearing in order to trigger alternative review. Mentions Council policy 200-08. Reads chronologically what city staff gave NCPI to review. Mr. and Mrs Gunnerson in attendance. Sent A. Wagner an email. Benetta Buell-Wilson also in attendance and is for the stop signs. A Wagner reads City Chief Traffic Engineer Gary Pence email to audience. Re-evaluated traffic incidents and they get 17 and 16 points respectively. Open for public testimony. Received approx 55 signatures in support. Audience member has petition with 80 signatures. Approx 192 in support of 4-way stop sign all total.
- B. **Opposed:** Kevin Remis drives Cowles Mnt every day for work. He see lots of kids, older folks, mothers with children, kids playing ball in street. Does not believe 4-way stop sign is needed. Might lead to more collisions. Michael Lewis lived in area since 1956 opposed to stop signs. If everybody stops at two-way stop sign there would be little issue. Stopping and starting creates noise and fuel consumption. Visibility angle issue. Repaving scrunched traffic lanes to the right. Create bicycle lanes by taking 6 ft on either lane. Regardless of signs traffic lanes need re-striped. Barker way needs signage. Could find 200 people to sign petition opposed to stop sign if given two weeks. Harry Smith lives nearby and would like to see more police activity in area. Jan Redford with Cottages 140 units that just got wind of this action. Concerned about 4-way stop sign.

C. In Favor: Gwen Baldwin stated petition against raising speed limit. Road used as freeway. Insane, numerous stories of speeding. Closing front entry back side going to be flooded. 3 more points before stop signs needed. She does not want to see that. John Pilch distributes maps then states Gwen came to SCAC last summer. Mentions front trail being closed. Pedestrian need safe passage across Cowles Mnt. Barbara lives nearby hears accidents and it is heart stopping. Mentions rescue during last accident. Boulder Lake towards stop sign. Looking left there is a dip in road where vehicles disappear from site. 2 grandchildren cross road and she has concerns for them. Ann Archbald states further studies may need done due to visibility issue but stop sign. Mary Ramus original owner on cowls Mnt Blvd lots of traffic and people now. Street not safe. Young families moving in with kids and its not safe for children any longer. Linda Rice something needs to be done with slowing traffic. People at end do not get to see all the speed and traffic. Not looking forward to Barker Way trail head visitor increase. Wayne Bostic lives nearby insure safety is number is paramount. Audience member John lives near intersection does not care about slowing down concerned about his son. Patty Fogs son involved in car accident 6 yrs ago. If it was a 4-way stop his accident might not have happened. People speed on the street. **D. Peterson makes motion (M. Adams seconds) to move the alternative process forward. M. McSweeney makes motion to table until next month. No second.** M. Kostrinsky asks Councilman Sherman to look into visibility issue and bike lanes on Cowles Mnt Blvd. M. Reed asks if SCAC approved the stop sign. A Wagner asks is those opposed have changed minds. Park and Rec. Dept work on front side is a two month event. Michael Lewis understands the want for stop sign but he respectfully points out less traffic on street since SR-125 opening. A great deal of opposition to stop sign. Not representative of community. May be fairly well split in community. Most appropriate to wait to give those opposed to stop sign. Gwen Baldwin states backside used to be unknown to most people. Councilmember does not have an opinion. Street not radar enforceable.

Vote: Aye: R. Burg, J. Wilson, M. Kostrinsky, M. Adams, M. Reed, D. Livingston, A. Wagner, L. Murray, and D. Peterson. Nay: M McSweeney.

Information Items: 8:35 p.m.

- (3 min total) Report on Community Planners Committee activities (Dan Smith)

Community Group Reports: 8:40 p.m.

- Grantville Stakeholders Group – M. Adams states no meeting last month.
- Allied Gardens Community Council – Anthony Wagner
- Del Cerro Action Council – J. Wilson states next meeting April 25th 7 pm at Temple Emanu-El. Survey and discussion about what people would like to see in Del Cerro
- San Carlos Area Council – John Pilch

Old Business: 8:45 p.m.

New Business: 8:45 p.m.

Adjourn: Next meeting: April 15, 2013 @ 7 PM

Meetings of the Navajo Community Planners are held on the 3rd Monday of each month 7pm-9pm.



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: 3/28/2013

PUBLIC NOTICE OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

IO No.: AB1000301-10

The City of San Diego Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City of San Diego web-site at

<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. **Your comments must be received by May 13, 2013**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: Bicycle Master Plan Update
- Project No. 290781 / SCH No. 2012061075
- Community Plan Area: Citywide
- Council District: Citywide

Subject: CITY COUNCIL APPROVAL for the proposed update to the 2002 City of San Diego (City) Bicycle Master Plan (BMP). The purpose of the BMP Update is to serve as a policy document to guide the development and maintenance of San Diego's bicycle network. The BMP Update provides direction for expanding the existing bikeway network, connecting gaps, providing for improved local and regional connectivity, and encouraging bicycling as a transportation mode. The BMP Update includes a bicycle network with related bicycle projects, policies, and programs. There are approximately 511 miles of existing bikeway facilities with the majority being Class II Bike Lanes. The recommended bicycle network includes recommendations for an additional 595 miles of bicycle facilities, for a future network totaling almost 1,090 miles. The site is not included on any Government Code listing of hazardous waste sites. Applicant: **City of San Diego Development Services Department, Planning Division**

Recommended Finding: The draft EIR concludes that the project would result in significant environmental impacts to the following areas: Biological Resources, Historical Resources, Transportation/Circulation, Visual Quality/Neighborhood Character, Paleontological Resources, and Geologic Conditions.

Availability in Alternative Format: To request this Notice, the draft EIR, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), or a hard-copy of the draft EIR, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Melissa Garcia at (619) 236-6173.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on 3/28/13.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: March 14, 2013

TO: Members of the Community Planners Committee

FROM: Amanda Lee, Senior Planner, Development Services

SUBJECT: Land Development Code Amendments Related to Microbreweries

Staff is requesting that the Community Planners Committee provide a recommendation to the City Council regarding proposed amendments to the Land Development Code (LDC) to modify the allowable size for development of a restaurant in an industrial zone. The proposed amendment to LDC Section 131.0623 will allow for manufacturers of malt beverages or distilled spirits to have an accessory restaurant or tasting room that is greater than 3,000 square feet, but no greater than 25 percent of the total gross floor area dedicated to manufacturing use. Other types of standalone restaurants would continue to be allowed as a primary use in all commercial zones and in most industrial zones, but would not be allowed to exceed the existing 3,000 square feet limit in industrial zones (unless developed accessory to a beverage manufacturer).

Craft beer manufacturing is an important base sector industry cluster as noted in the City's Draft Economic Development Strategy. The resulting economic activity from craft beer manufacturing generates additional jobs in wholesale, retail, and various service sectors at a ratio of 5.7:1, thus generating significant economic benefits to the City as a whole. In addition, the sale of prepared food and craft beer for consumption on site generates net new sales tax revenue for the City's General Fund.

Staff is aware of at least two craft beer manufacturers that are actively seeking sites in the region, and are reportedly evaluating sites outside the City of San Diego due to the limited number of industrial sites and buildings at feasible prices within the City. Staff understands that the allowable size for an accessory restaurant or tasting room is a key factor that is considered during the site selection process by beverage manufacturers, and that the larger craft beer manufacturers are seeking sites in industrial zones that can accommodate new or expanded breweries with full-service restaurants in order to introduce more customers to their products that are manufactured on the same premises.

The proposed amendment is being processed in accordance with the typical code update process. On March 13, 2013, the Technical Advisory Committee and Code Monitoring Team considered the ordinance and each recommended approval by a 9-0 vote.

Following is the proposed amendment to Section 131.0623(b) in strikeout-underline format:

§131.0623 Additional Use Regulations of Industrial Zones

- (b) Eating and drinking establishments are permitted subject to the following:
- (1) Individual establishments are limited to 3,000 square feet of *gross floor area*, except where provided in accordance with Section 131.0623(b)(4);
 - (2) No live entertainment is permitted on the *premises*; and
 - (3) No drive-through services are permitted.
 - (4) Industrial *development* with at least 12,000 square feet of *gross floor area* that is primarily engaged in the manufacturing of malt beverages or distilled spirits in sealed cans, bottles, or kegs, may include an eating and drinking establishment greater than 3,000 square feet as an *accessory use*, subject to applicable state and local regulations, if the eating and drinking establishment does not exceed 25 percent of the *gross floor area* of the *structures* on the *premises*.

If you have any questions, please feel free to contact me at (619) 446-5367 or ajohnsonlee@sandiego.gov.



Amanda Lee
Senior Planner

Community Planners Committee

Development Services Department Planning Division • City of San Diego
1222 First, 4th Floor • San Diego, CA 92101
SDPlanninggroups@sandiego.gov • (619)-235-5200

Tuesday, March 26, 2013 - 7:00-9:00 p.m.
Metropolitan Operations Center II Auditorium
9192 Topaz Way, Kearny Mesa

AGENDA

NOTE:

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the Development Services Department Planning Division at (619) 533-6404 at least (5) five workdays prior to the meeting date to insure availability.

Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

- ITEM #1 – 7:00 **CALL TO ORDER / INTRODUCTIONS**
- ITEM #2 **NON-AGENDA PUBLIC COMMENT** - Issues that are not on the agenda and within the jurisdiction of the Community Planners Committee. **Note: 2 minutes per issue, except:**
- City-wide Town halls for Downtown Partnership’s Downtown Visioning – 3 to 5 minutes
- ITEM #3 **MODIFICATIONS TO THE AGENDA**
- ITEM #4 **APPROVAL OF THE MINUTES OF FEBRUARY 26, 2013**
- ITEM #5 – 7:15 **MAYOR FILNER:** Information Item.
- ITEM #6 – 7:45 **COUNCILMEMBER MARK KERSEY:** Information Item
- ITEM #7 – 8:15 **CRAFT BEER IN INDUSTRIAL LANDS:** Action Item
Russ Gibbon, Business Development Manager and Amanda Lee, Senior Planner, are requesting that CPC provide a recommendation to the City Council regarding proposed amendments to the Land Development Code to allow for manufacturers of malt beverages or distilled spirits, of at least 12,000 square feet in size, to have an accessory restaurant or tasting room that is greater than 3,000 square feet in gross floor area.
- Supporting Material
- Land Development Code Amendments Memo Related to Microbreweries

ITEM #8 – 8:40 **HOUSING COMMISSION AFFORDABLE HOUSING FUND FY2014 ANNUAL PLAN:** Information Item
Lisa Wolf, San Diego Housing Commission, Senior Program Analyst, will give an overview of the Affordable Housing Fund FY2014 Annual Plan and request that CPC provide written recommendations.

ITEM #9 – 8:50 **REPORTS TO CPC:**

- Staff Report
- CPC Appointment Reports <http://www.sandiego.gov/planning/community/cpc/appts.shtml>
- Subcommittee Reports
- Chairperson’s Report
- CPC Member Comments

ITEM #10– 9:00 **ADJOURN TO NEXT REGULAR MEETING, April 23, 2013.**

CIP PRIORITIZATION SUBCOMMITTEE MEETING NOTICE:
Tuesday, March 26, 2013 -5:30- 6:45 p.m.
Metropolitan Operations Center II Auditorium
9191 Topaz Way, Kearny Mesa

Community Planners Committee

Development Services Department • City Planning Division • City of San Diego
1222 First Avenue, 4th Floor • San Diego, CA 92101
SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF FEBRUARY 26, 2013

MEMBERS PRESENT:

Laura Garrett, Centre City
Jim Varnadore, City Heights
Jeff Barfield, Clairemont Mesa
Rhea Kuhlman, College Area
Laura Riebau, Eastern
Kenneth Malbrough, Encanto
David Moty, Kensington/Talmadge
Joe La Cava, La Jolla
Pat O'Donohoe, Mira Mesa
Debbie Watkins, Mission Beach
Marla Bell, Mission Valley
Daniel Smith, Navajo

*Mark Rowland, Normal Heights
Melanie Nickel, North Bay
Vicki Granowitz, North Park
Landry Watson, Ocean Beach
Mel Ingalls, Otay Mesa
Brian Curry, Pacific Beach
*Matt Stockton, Rancho Bernardo
Jon Becker, Rancho Penasquitos
Tamar Silverstein, Scripps Miramar Ranch
Reynaldo Pisano, Southeastern San Diego
Tim Splinter, Tierrasanta
Petr Kryst, University
Beth Jaworski, Uptown

VOTING INELIGIBILITY/RECUSALS: None.

Guests: Alex Estrella, Robert Leif, David Sorenson, Sherry Kelly, Marilyn Reed, Michelle Abella-Shon and others.

City Staff/Representatives: Linda Perine, James Nagelvoort, Cathy Winterrowd, Amanda Lee, Bill Harris, Nancy Bragado, Anne Jarque, Erin Noel and Diane Maglaras.

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. **CALL TO ORDER:** Chair Joe La Cava called the meeting to order at 7:00 pm and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:**
Linda Perine, Mayor's Office, announced that she is the Community Outreach for the Mayor's Office. Her contact information is lperine@sandiego.gov 619-236-7174.
3. **MODIFICATIONS AND APPROVAL OF AGENDA:**
David Moty, Kensington/Talmadge, moved to approve the agenda. Seconded by Vicki Granowitz, North Park. Motion passed unanimously.
4. **APPROVAL OF THE MINUTES OF JANUARY 22, 2013:**
Laura Riebau, Eastern, moved to approve the minutes with a correction to Item #5 to reflect that Debbie Watkins represents Mission Beach, not Mission Valley. Seconded by Matthew Paredes, San Ysidro. Motion passed 19-0-4. Abstentions: Mission Valley, Mira Mesa, Rancho Penasquitos.

5. **INTEGRATED I-15 CORRIDOR MANAGEMENT (ICM) UPDATE:** Information Item

Alex Estrella, SANDAG, provided an overview of the Interstate 15 (I-15) Integrated Corridor Management (ICM) project.

6. **CIP PRIORITIZATION:** Possible Action Item

James Nagelvoort, Assistant Director, Engineering & Capital Projects, provided an overview of proposed changes to Council Policy 800-14 on CIP Prioritization. Joe La Cava, La Jolla, suggested that CPC formed a subcommittee to review the process. The formation of the subcommittee was approved by acclamation..

Subcommittee will consist of:

Joe La Cava, La Jolla

Vicky Granowitz, North Park

Daniel Smith, Navajo

Kenneth Malbrough, Encanto

Mel Ingalls, Otay Mesa

Jon Becker, Rancho Penasquitos

Landry Watson, Ocean Beach

Reynaldo Pisano, Southeastern

David Moty, Kensington/Talmadge

7. **ENVIRONMENTAL APPEALS DRAFT CODE LANGUAGE:** Possible Action Item

Cathy Winterrowd, Assistant Deputy Director and Amanda Lee, Senior Planner, requested that CPC provide a recommendation to the City Council regarding proposed amendments to the Land Development Code to clarify the City's process for issuance of a Notice of Right to Appeal an environmental determination, including clarification of details regarding the location where the notice must be posted, who the notice must be distributed to, and the timing and duration required for availability of the notice; and clarification of the required time for filing an appeal.

Motion by Vicki Granowitz, North Park to support the staff recommendations. Seconded by Laura Riebau, Eastern.

Motion Passed 18-1-4, 1 Against: Southeastern. 4 Abstentions: Ocean Beach Mira Mesa, Scripps Ranch and La Jolla.

8. **MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM 2013 PRIORITIES:** Information Item

Kip Sturdevan, Director, Transportation and Storm Water Department, provided an overview of the master Storm Water System Maintenance Program 2013 Priorities.

9. REPORTS TO CPC:

- Staff Report:
 - The Community Orientation Workshop (COW) will be held on May 18, 2013. Community planning groups are requested to send in their rosters as soon as possible to allow time to enter the information into the City's database
 - The 8th Update to The Land Development Code is going to Planning Commission on February 28, 2013.
 - The Housing Element Update will go to City Council on March 4, 2013.
 - The Development Services Department will conduct "Wireless Communication Training" on February 28, 2013 from 6:00 – 8:00 pm.
- CPC Appointment Reports:
- Subcommittee Reports:
 - Landry Watson, Ocean Beach, spoke about the General Plan Amendments subcommittee. The subcommittee gave their recommendations to City Staff and will meet one more time after other groups have reviewed the draft amendments.
- Chairperson's Report:
- Joe LaCava, La Jolla, The medical marijuana ordinance will be discussed at the March 5, 2013 City Council meeting. Joe will re-distribute CPC's previous comments on this issue. CPC Member Comments
 - Landry Watson, spoke about the Ocean Beach Kite Festival that is hosted by the Ocean Beach Kiwanis. It will be held on March 2 from 9:00 – 4:00 pm at Dusty Rhodes Park.
 - Laura Riebau, Eastern, spoke on the need for regulations that address density by the number of bedrooms.
- Upcoming Agenda Items
 - Updating of City Policies (600 Series), *temporarily on hold*
 - General Plan Amendments
 - Request for additional discussion on 45-year historical reviews
 - Invitation to Mayor Filner to speak to CPC

10. ADJOURN TO NEXT REGULAR MEETING, March 26, 2013.

The meeting was adjourned by Chair Joe La Cava at 8:45 pm.

***Not yet established voting rights.**



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

General Application

FORM DS-3032
 JANUARY 2012

Part I (Must be completed for all permits/approvals)

1. Approval Type: *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* Electrical/Plumbing/Mechanical Sign Structure Grading Public Right-of-Way; Subdivision Demolition/Removal Development Approval Vesting Tentative Map Tentative Map Map Waiver Other: CPA Initia

2. Project Address/Location: *Include Building or Suite No.* 7811 Mission Gorge Road SD, CA **Project Title:** Mission Gorge CPA Initiation **Project No., For City Use Only:** 311933

Legal Description: *(Lot, Block, Subdivision Name & Map Number)*
 See attached. **Assessor's Parcel Number:** 456-310-09 & 456-400-17

Existing Use: House/Duplex Condominium/Apartment/Townhouse Commercial/Non-Residential Vacant Land

Proposed Use: House/Duplex Condominium/Apartment/Townhouse Commercial/Non-Residential Vacant Land

Project Description:
 A request for a Community Plan Amendment Initiation from Commercial to Multi-Family Residential.

3. Property Owner/Lessee Tenant Name: *Check one* Owner Lessee or Tenant Telephone: (858) 453-4768 Fax:
 Michael Coleman

Address: 8629 Nottingham Place City: La Jolla State: CA Zip Code: 92037 E-mail Address: coleman1133@yahoo.com

4. Permit Holder Name - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

Name: Same as owner. Telephone: Fax:

Address: City: State: Zip Code: E-mail Address:

5. Licensed Design Professional (if required): (check one) Architect Engineer License No.: Telephone: Fax:
 Name: Latitude 33 Planning & Engineering 858-875-1719 858-751-0634

Address: 5355 Mira Sorrento Place STE 165 City: San Diego State: CA Zip Code: 92121 E-mail Address: jim.kilgore@latitude33.com

6. Historical Resources/Lead Hazard Prevention and Control -

- a. Year constructed for all structures on project site: 01/01/1975
- b. HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A
- c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc) Yes No
- d. Does the project include any foundation repair, digging, trenching or other site work Yes No

I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.

Print Name: Anna Yentile Signature: Date: 01/31/2013

7. Notice of Violation - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? No Yes, copy attached

8. Applicant Name: *Check one* Property Owner Authorized Agent of Property Owner Other Person per M.C. Section 112.0102 Telephone: Fax:
 Randi Coopersmith 858-875-1703 858-751-0634

Address: 5355 Mira Sorrento Place STE 650 City: San Diego State: CA Zip Code: 92121 E-mail Address: randi.coopersmith@latitude33.com

Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

Signature: Date: 2-6-13

Part II (Must be completed for all Construction Permits, except Grading and Public Right-of-way)

Project Address/Location: Include Building or Suite No.

7811 Mission Gorge Road SD, CA

Project No. For City Use Only

9. Contractor Name:

Telephone:

Fax:

N/A

Address:

City:

State:

Zip Code:

E-mail Address:

State License No.:

License Class:

City Business Tax No.: (required per SDMC Section 31.0301)

* Licensed Contractor's Declaration: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Print Name: N/A

Date:

Contractor Signature or authorized agent:

10. * Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

- a. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
b. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Carrier: Policy No.: Expiration Date:

Name of Agent: Phone No.:

- c. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Print Name:

Date:

Contractor, owner, or authorized agent signature:

11. * Owner-Builder Declaration: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- a. I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).
b. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
c. I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: http://www.leginfo.ca.gov/calaw.html.

Print Name:

Date:

Owner Signature or authorized agent:

A separate Owner-Builder Verification form (DS-3042) must also be signed by the owner.

12. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name:

Lender's Address:

* Required per California State Law, Health & Safety Code Section 19825-29



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

Affordable Housing Requirements Checklist

FORM
 DS-530
 DECEMBER 2011

Project Name: Mission Gorge Community Plan Amendment Initiation	PTS Number: 311933
Project Address: 7811 Mission Gorge Road San Diego, CA	

This checklist is required to be completed for all residential development applications proposing 2 units or more, and requires the applicant to identify how they are satisfying the City's Inclusionary Affordable Housing requirements.

Section 1 - Inclusionary Affordable Housing Requirements:

The City of San Diego's Inclusionary Affordable Housing Requirements are contained within San Diego Municipal Code Section 142.1301, and require the payment of an inclusionary affordable housing fee. Applicants may also choose to set aside at least 10 percent of the total dwelling units for households with an income at or below 65 percent Area Median Income (AMI) for rental units, or at or below 100 percent AMI for for-sale units. Please refer to Municipal Code Section 142.1301 and the Housing Commission's Implementation and Monitoring Procedures for more detailed information regarding these requirements.

Please check this box if you have previously processed a discretionary permit implementing the Inclusionary Housing Requirements. Please also indicate the City's project tracking system (PTS) number here: _____.

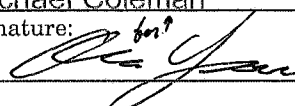
Section 2 - Methods Available to Satisfy the Inclusionary Affordable Housing Requirements:

The Inclusionary Affordable Housing Requirements are applicable to all residential development projects of 2 units or more. There are several methods available to satisfy the Inclusionary Affordable Housing Requirements. Please check the method(s) your project will be using to satisfy the Inclusionary Affordable Housing Requirements:

- A. The project will pay the inclusionary affordable house fee pursuant to the Inclusionary Housing Ordinance - Municipal Code Section 142.1310
- B. The project sets aside at least 10 percent of the total dwelling units on-site for households with an income at or below 65 percent AMI for rental units, or at or below 100 percent AMI for for-sale units.
- C. The project is a condominium conversion and sets aside at least 5 percent of the units for households with an income at or below 100 percent AMI; or the project sets aside all the units for households with an income at or below 80 percent AMI.
- D. Previously paid in-lieu fees (attach copy of paid invoice).
- E. The project is exempt from the inclusionary housing ordinance because: _____

Applicant's Certification - I certify that this information is correct and accurate to the best of my knowledge. I understand that the project will be distributed for review based upon the information provided. If it is determined during project review that the information provided above is inaccurate, the processing of this application may be delayed.

Applicant's Name (Please Print):
 Michael Coleman

Signature:  Date: 2/7/13



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

Deposit Account / Financially Responsible Party

FORM DS-3242
 APRIL 2010

Project Address/Location: 7811 Mission Gorge Road SD, CA	Project No.: <i>FOR CITY USE ONLY</i>	Internal Order #: <i>FOR CITY USE ONLY</i>
---	---------------------------------------	--

Approval Type: Check appropriate box for type of approval needed:

Grading
 Public Right-of-Way
 Subdivision
 Neighborhood Use
 Coastal
 Neighborhood Development
 Site Development
 Planned Development
 Conditional Use
 Variance
 Vesting Tentative Map
 Tentative Map
 Map Waiver
 Other: Community Plan Amendment

Deposit Trust Fund Account Information: The plan review of development approvals/engineering permits require a deposit into a Trust Fund account. A Trust Fund account is established with an initial deposit. This initial deposit is drawn against to pay for the review of your project. During project review, the Financially Responsible Party will receive a monthly deposit statement reflecting the charges made against the account. The Financially Responsible Party may receive invoices for additional deposits for subsequent reviews of the project in order to maintain a minimum balance. The payment of this invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: Michael Coleman	Address: 8629 Nottingham Place	E-mail: coleman1133@yahoo.com
City: La Jolla	State: CA	Zip Code: 92037
	Telephone: 858-453-4768	Fax No.:

Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

This is a continuation of existing project: _____ Please use the existing deposit account: _____

Instructions for using existing deposit account: Financially Responsible Party completing this form must be the same. Existing account must be in "open" status. Ministerial and Discretionary projects can not be combined into one account. Project location must be the same. Examples: public improvement/grading can be combined with a final map and a multi discipline preliminary review can be combined with a discretionary project. Accounting for multiple projects using the same account will not be possible.

Print Name: Michael Coleman Title: Owner
 Signature*: Date: 2-6-13

***The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)**

FOR CITY USE ONLY

Project Title: _____
 Date Requested: _____ Requested By: _____
 Staff Member Assigned to Account: _____

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____

Print Name: _____

Signature: _____

Completed Inactive
 Withdrawn Collections



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Mission Gorge Community Plan Amendment Initiation

311933

Project Address:

7811 Mission Gorge Road, San Diego, CA

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Michael Coleman

Owner Tenant/Lessee Redevelopment Agency

Street Address:

8629 Nottingham Place

City/State/Zip:

La Jolla, CA 92037

Phone No:

(858) 453-4768

Fax No:

Signature:

Date:

2-6-13

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

Project No. (For City Use Only)

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):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

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

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

Title (type or print):

Title (type or print):

Signature :

Date:

Signature :

Date:

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

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

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

Title (type or print):

Title (type or print):

Signature :

Date:

Signature :

Date:

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Owner Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Phone No:

Fax No:

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

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

Title (type or print):

Title (type or print):

Signature :

Date:

Signature :

Date:

6. SP-Vesting Deed 01_2005-1114433

RECORDING REQUESTED BY
LandAmerica Commercial Services
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Michael Edwin Coleman
8629 Nottingham Pl.
La Jolla, CA 92037-2127

APN: 456-400-17-00
Escrow No: 03206759-609-CG1
Title No: 3206759-HW

10831

Handwritten notes: "F6", "2 PUF", "um", and a signature.

DOC # 2005-1114433



DEC 29, 2005 11:29 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 1187.00
OC: OC
PAGES: 2



GRANT DEED

2005-1114433

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$1,166.00, CITY TAX \$ 0.00
computed on full value of property conveyed, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dehessy Corporation, a California corporation

hereby GRANT(S) to

Michael Edwin Coleman, a married man as his sole and separate property

the following described real property in the City of San Diego County of San Diego, State of California:
See Exhibit A attached hereto and made a part hereof.

Commonly known as: Mission Gorge Road, San Diego, CA

Dated: December 9, 2005

Dehessy Corporation, a California corporation

Signature of David Dehessy

By: David Dehessy, president

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO } SS:

On 12-13-2005 before me, Saad Hallak Notary Public,
personally appeared DAVID DEHESSY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Saad Hallak

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

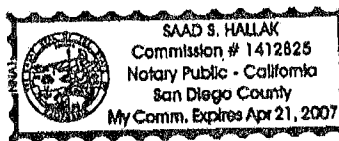


Exhibit A

10832

All that certain real property situated in the County of San Diego, State of California, described as follows:

That portion of the West Half of Lot "F" of the partition of a portion of Lot 70 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to partition Map thereof made in the action entitled "San Diego Realty Company, a Corporation, VS. Maria Y. Olivera De Torro, et al" under Superior Court Civil Case No. 15191 on File in the Office of the County recorder of San Diego County, and being more particularly described as follows:

Beginning at the point of Intersection of the Westerly boundary line of Hill'n Dale Unit No. 2, according to Map thereof No. 6522, filed in the Office of the County Recorder of San Diego County, October 23, 1969, and the Southeasterly line of Mission Gorge Road as said road is shown on said Map No. 6522;
Thence along the boundary line of said Map No. 6522, South 9° 25' 43" East 102.03 feet to a tangent 276.48 foot radius curve to the right, thence Southerly along the arc of said curve 65.42 feet, through a central angle of 13° 33' 26";
Thence tangent to said curve South 4° 07' 43" West 972.80 feet;
Thence leaving the boundary of said Map No. 6522 North 88° 42' 43" West to the West line of Lot "F" of the partition of a portion of Lot 70 of Rancho Mission of San Diego, thence North 1° 10' 17" East along said East line to an intersection with the Southeasterly line of Mission Gorge Road;
Thence Northeasterly along said Southeasterly line to the point of beginning.

7. SP-Vesting Deed 02_2010-0689086

(4)

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. Coleman
Title Order No. 10-6075134
When Recorded Mail Document
and Tax Statement To:
Michael E. Coleman
8629 Nottingham Place
La Jolla, CA 92037

ff sd

DOC # 2010-0689086



DEC 14, 2010 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 41.00
OC: AFNF

PAGES: 3



SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 456-310-09

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 0.00 City Transfer Tax \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael E. Coleman, a married man who acquired title as a single man and Michele M. Coleman, spouse of the grantee

hereby GRANT(S) to Michael E. Coleman, a married man as his sole and separate property

the following described real property in the City of San Diego
County of San Diego, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: 12/13/10

State of California
County of San Diego
On December 12th 2010 before me,
Evan Pinchot, Notary Public
(here insert name and title of the officer)
personally appeared Michele Marguerite Coleman

[Signature]
Michael E. Coleman
[Signature]
Michele M. Coleman

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 7/96)
(grant.001)(01-06)

GRANT DEED

8825

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On December 13, 2010 before me, Everette L. Hogue, Notary Public

personally appeared Michael E Coleman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Everette L. Hogue
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

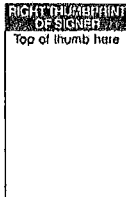
Title or Type of Document: Grant Deed

Document Date: 12/13/10 Number of Pages: 2

Signer(s) Other Than Named Above: Michelle M. Coleman

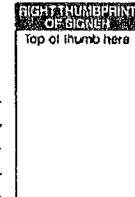
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Escrow No. Coleman
Title Order No. 10-0075134

EXHIBIT "ONE"

8826

Parcel A:

Parcel 2 as shown on Parcel Map Filed in the Book of Parcel Maps, on Page 2219 in the City of San Diego, County of San Diego, State of California, on January 3, 1974.

Parcel B:

The permanent easement and right of way to construct, reconstruct, maintain, operate and repair sewer pipe lines and water pipe line or lines including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across that portion of Parcel 1 of Parcel Map No. 2219, in the City of San Diego, County of San Diego, State of California, according to Map thereof in Book of Parcel Maps Filed in the Office of the County Recorder of San Diego County as File No. 74-001993 of Official Records, being a division of Lot 1 of time shopping center, according to Map thereof No. 7297, Filed in the Office of the County Recorder of San Diego County, described as follows:

That certain strip of land designated "Sewer and Water Easement Reserved for the use of Parcel 2" as shown on said Parcel Map No. 2219.

Assessors Parcel No: 456-310-09



Planning Commission
City of San Diego
Planning Commission
1222 First Ave, 5th floor
San Diego, CA 92101

Dear Planning Commissioners,

On behalf of our client, H.M. Coleman, Inc., we are requesting an amendment to the Navajo Community Plan for the property located at 7811 Mission Gorge Road. The subject property is located north of Margerum Avenue just past the existing multifamily development and east of Mission Gorge Road (Attachment A). The property is a triangular 4.5 acre site that includes two Assessor Parcel Numbers, 456-310-09 and 456-400-17.

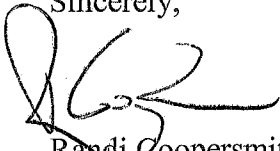
Our client proposes to amend the Navajo Community Plan designation from commercial to multifamily residential medium density 15-29 dwelling units per acre to allow for multifamily dwelling units. This location is logical for multifamily for several reasons. The current commercial center has struggled with vacancies for many years due to the sites aged structures and poor retail location with limited access. The existing median prevents drivers from entering the site, leaving it difficult to lease because of this. The existing uses include non essential goods and services, specifically a camera repair, a plumbing contractor, a massage therapist, hair salon, computer repair, karate studio and an appraiser. More essential goods and services such as groceries, drug store, etc., are approximately 1 to 1 and half miles away at Jackson Drive (Attachment B). Furthermore, a Master Plan development (River Bend) located 1.5 miles southwest from the property is approved and planned which will include retail services (Attachment B). The elimination of the retail center will not impact the ability of existing or future residents to obtain essential daily goods and services.

Residential development, specifically multi-family, is consistent with the existing uses along Mission Gorge Road immediately south as well as across the street to the west of the property. The Navajo Community Plan encourages a wide range of densities which this project will supply. Furthermore, the proposed use would contribute toward the City's housing needs by providing both market rate and affordable housing units. All public facilities currently exist to serve and support the proposed land use. It should also be noted that the Grantville

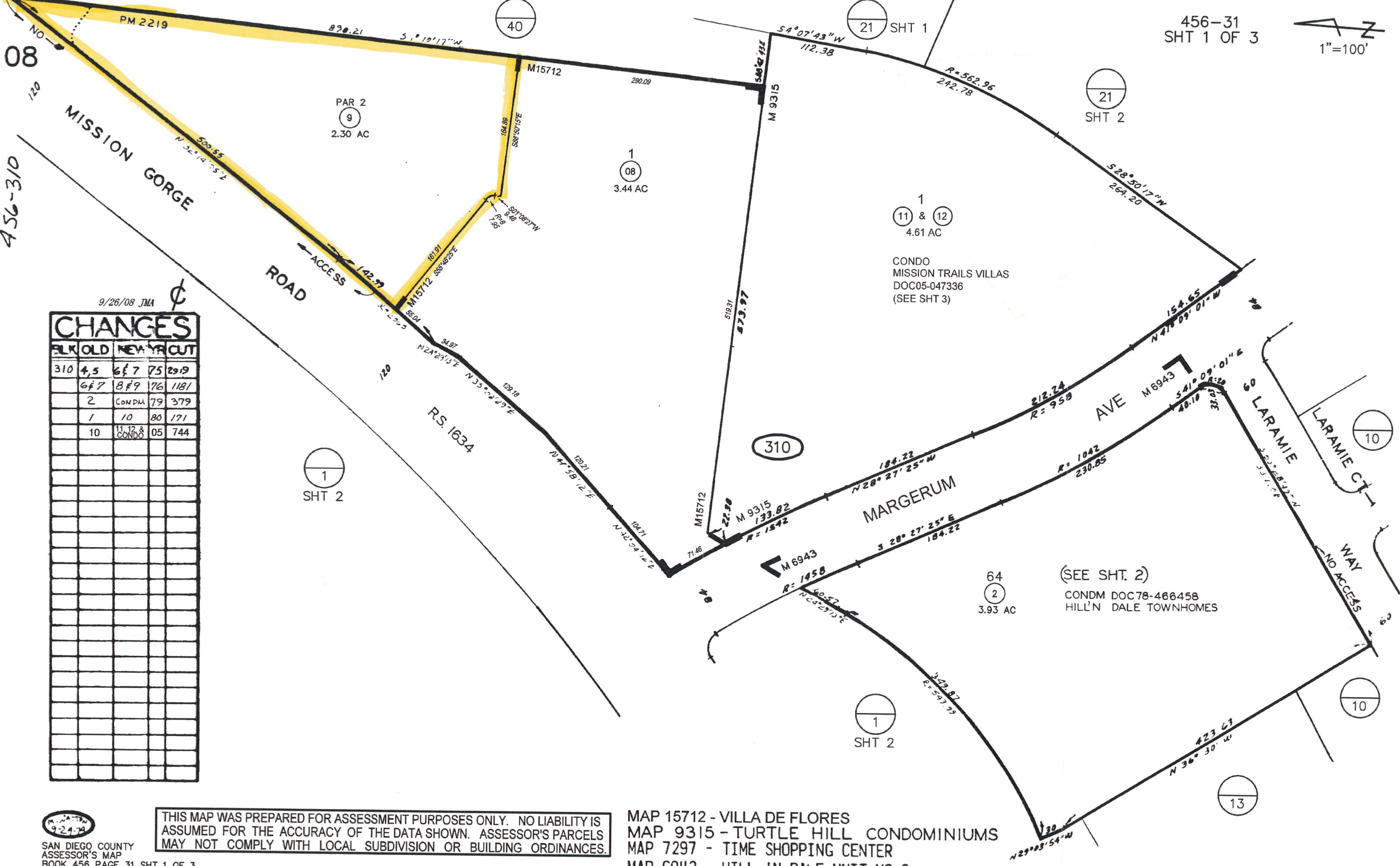
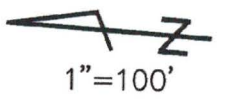
Redevelopment efforts recommended that the subject parcel be changed from retail (CN 1-2) to multi-family residential (RM 2-5).

Enclosed with this letter you will also find the applicable Community Plan maps for your reference ("X" = current plan to be amended). We believe the current conditions of the non essential commercial strip, difficult site accessibility, vacancy difficulties and under utilization of the site support our request for a Community Plan amendment. We look forward to the Planning Commission's initiation of the proposed Navajo Community Plan amendment from commercial to residential medium density.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randi Coopersmith', written over a horizontal line.

Randi Coopersmith
Senior Principal



08

456-310

9/26/08 JMA

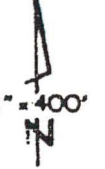
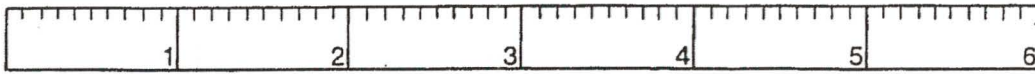
CHANGES				
BLK	OLD	NEW	TR	CUT
310	4,5	6,7	75	2919
	6,7	8,9	76	1181
	2	CONDOM	79	379
	1	10	80	171
	10	11,12 & CONDO	05	744

1
SHT 2

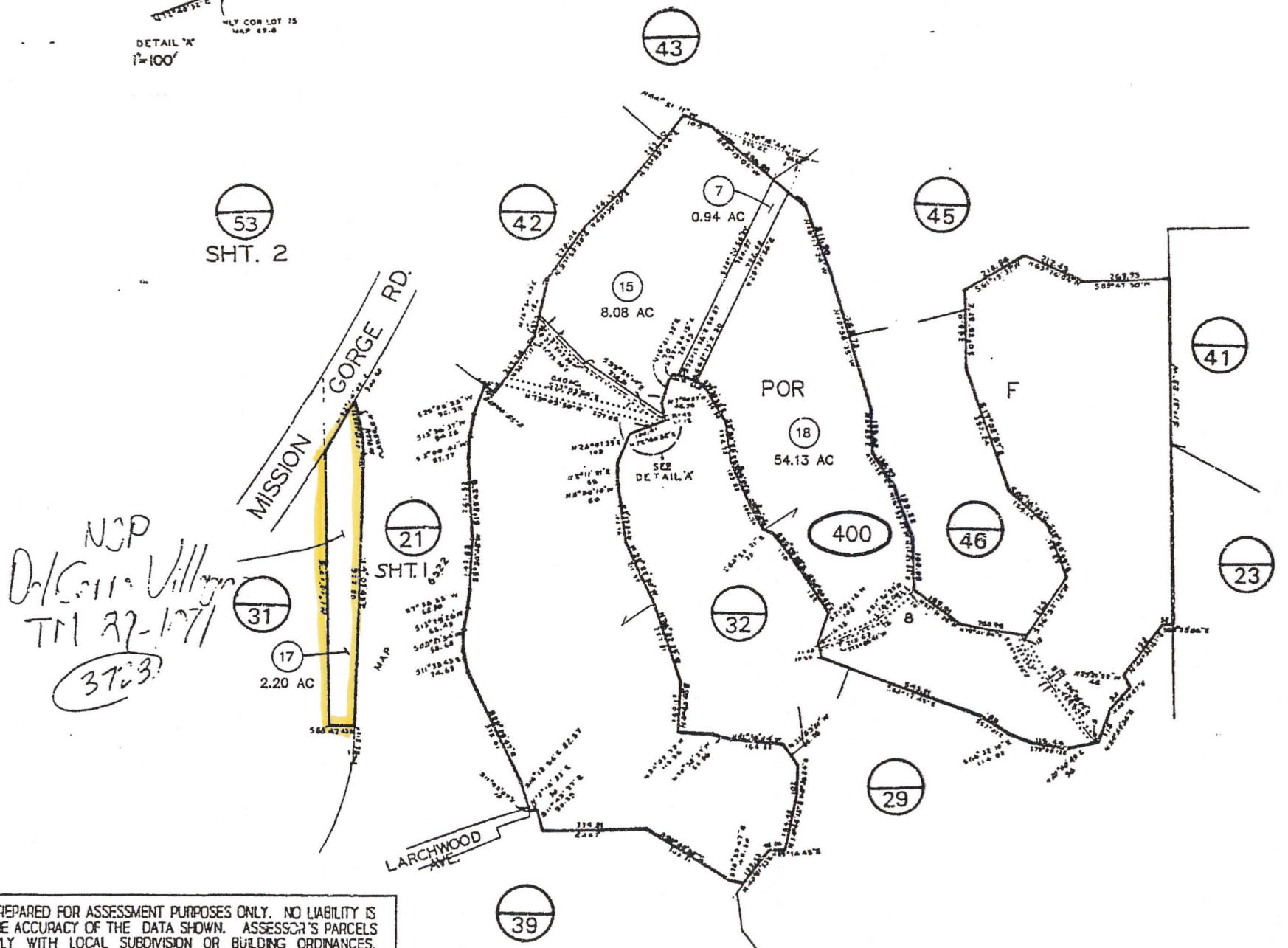
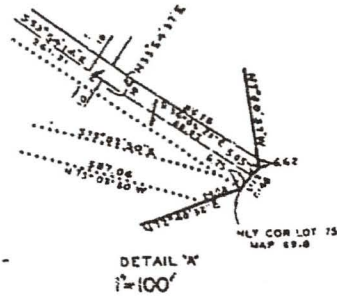
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 15712 - VILLA DE FLORES
MAP 9315 - TURTLE HILL CONDOMINIUMS
MAP 7297 - TIME SHOPPING CENTER
MAP 6943 - HILL 'N DALE UNIT NO. 8





004-95P



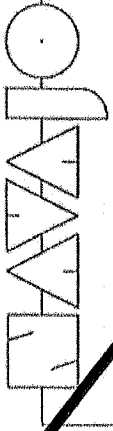
NCP
Del Coronado Village
TM 87-1871
3763

6/16/98 RAG

CHANGES			
BLK	OLD	NEW	CUT
Use	Par	IO	NET
400	4	11-17	77 1880
	1	011-05	79 10150
	6, 8, 9, & 11-14 & 16	18	99 1258

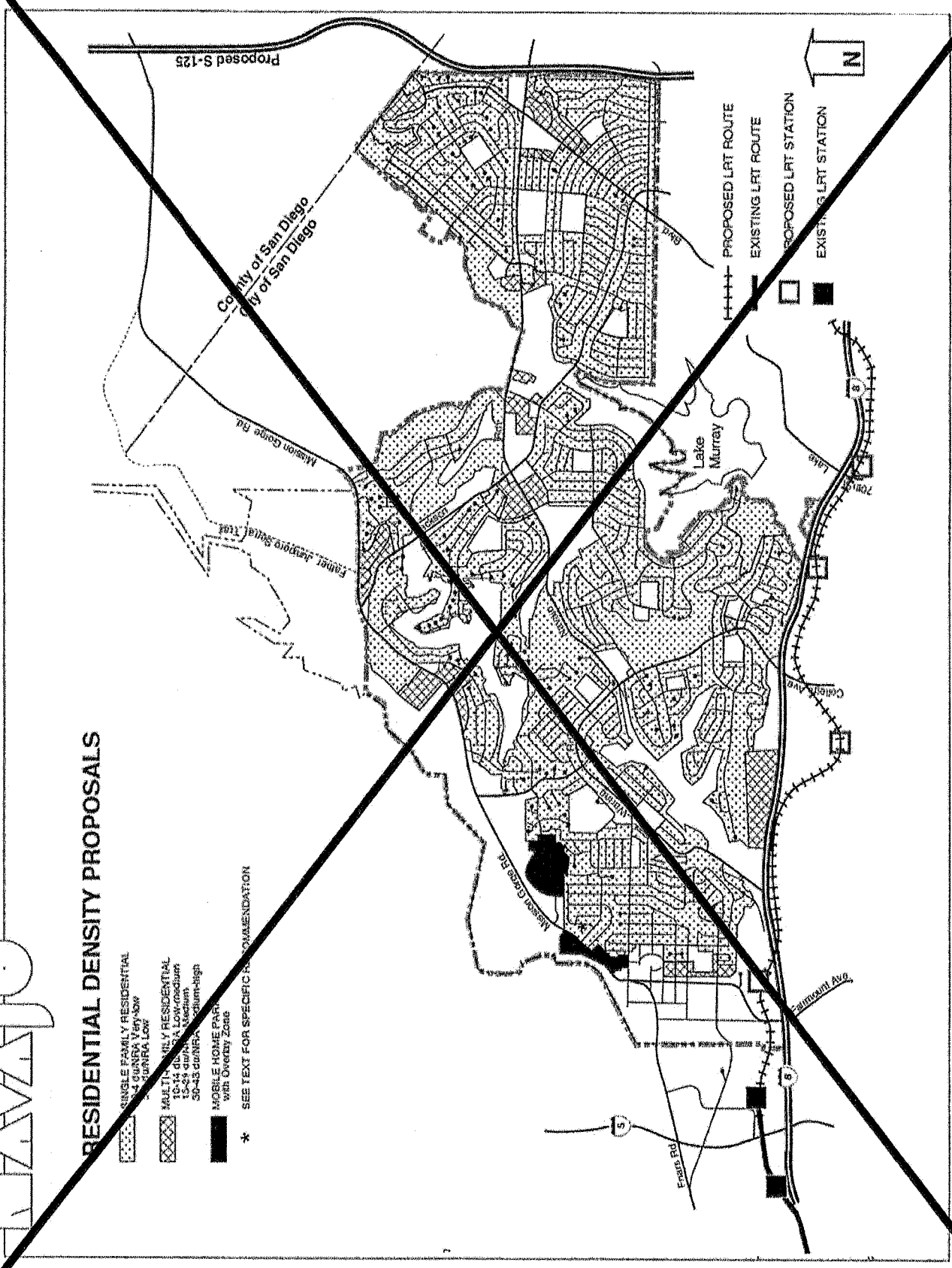
SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 456, PAGE 40

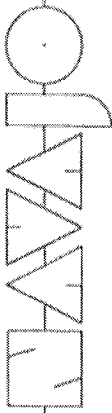
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



RESIDENTIAL DENSITY PROPOSALS


- SINGLE FAMILY RESIDENTIAL
4 UNITS / 1/2 ACRE
DUNRA, Low
 - MULTI-FAMILY RESIDENTIAL
15-14 UNITS / 1/2 ACRE
15-14 UNITS / 1/2 ACRE
20-43 UNITS / 1/2 ACRE
DUNRA, Medium-High
 - MOBILE HOME PARK
with Overlay Zone
- * SEE TEXT FOR SPECIFIC RECOMMENDATION





PROPOSED

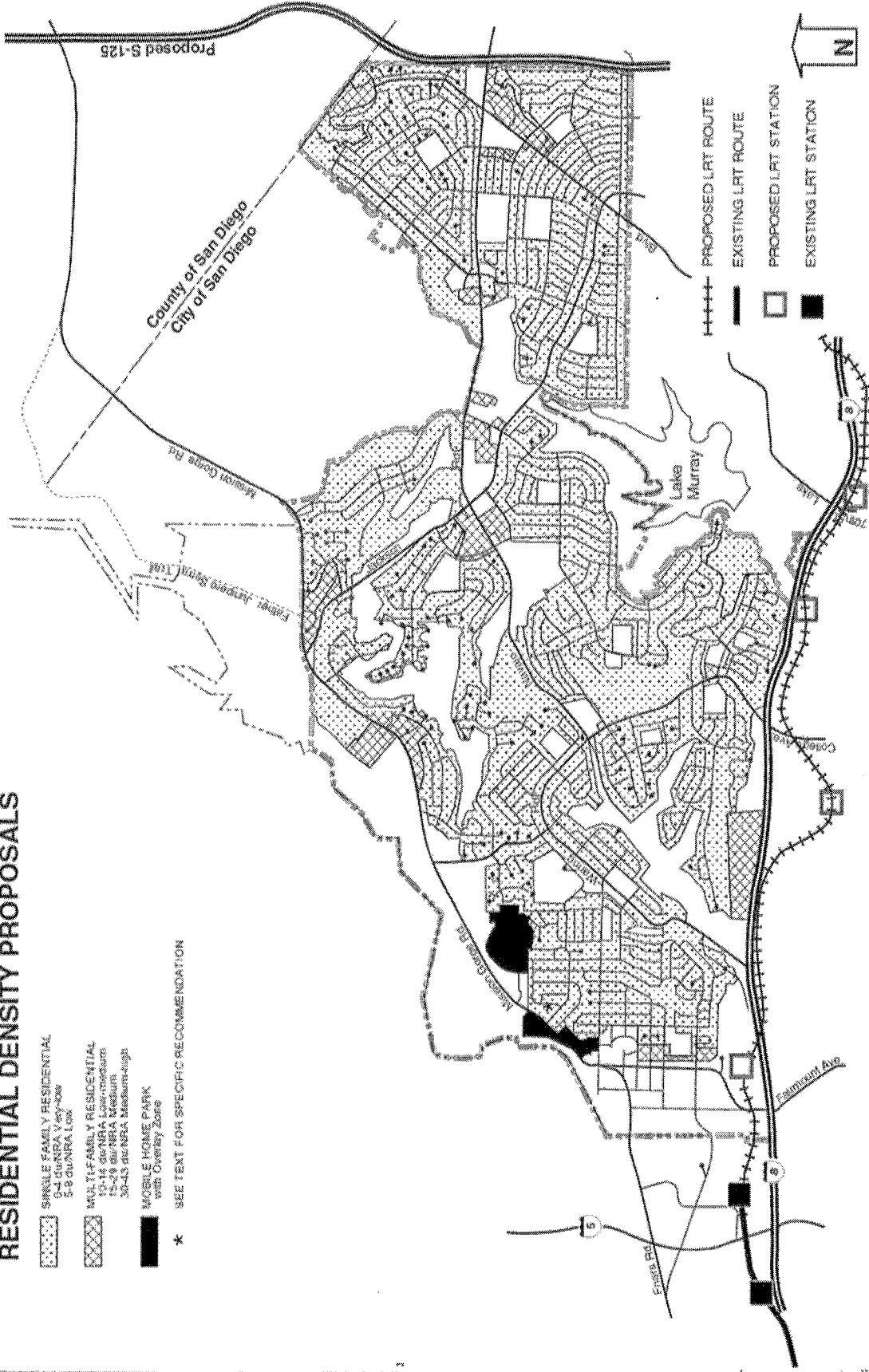
RESIDENTIAL DENSITY PROPOSALS

 SINGLE FAMILY RESIDENTIAL
S-14 SUBAREA Low
S-16 SUBAREA Low

 MULTIFAMILY RESIDENTIAL
10-14 SUBAREA Low/Medium
15-29 SUBAREA Medium
30-45 SUBAREA Medium-High






 MOBILE HOME PARK
with Overlay Zone

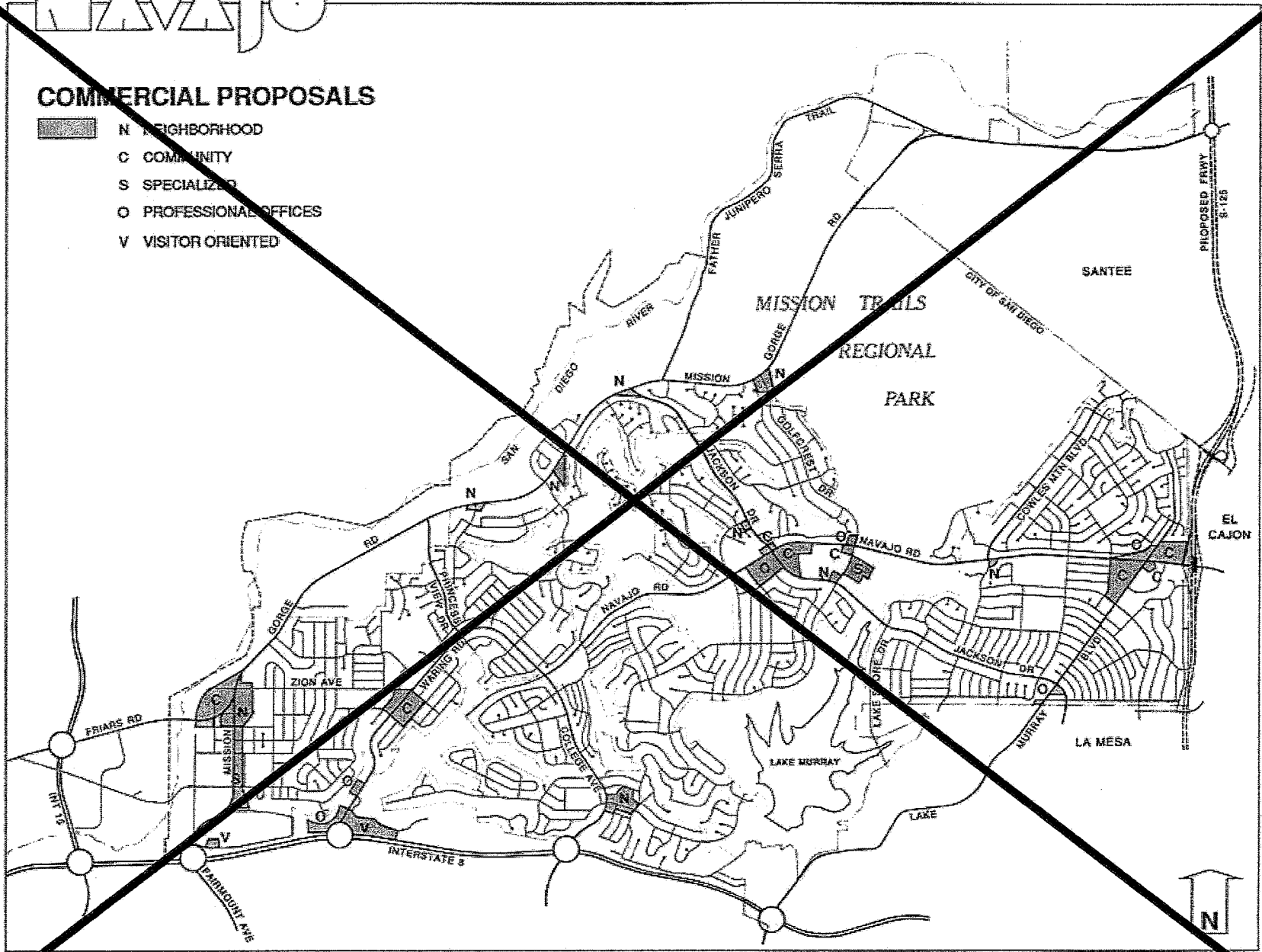
* SEE TEXT FOR SPECIFIC RECOMMENDATION

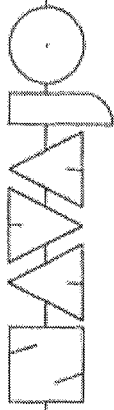


NAVAJO

COMMERCIAL PROPOSALS






-  N NEIGHBORHOOD
-  C COMMUNITY
-  S SPECIALIZED
-  O PROFESSIONAL OFFICES
-  V VISITOR ORIENTED

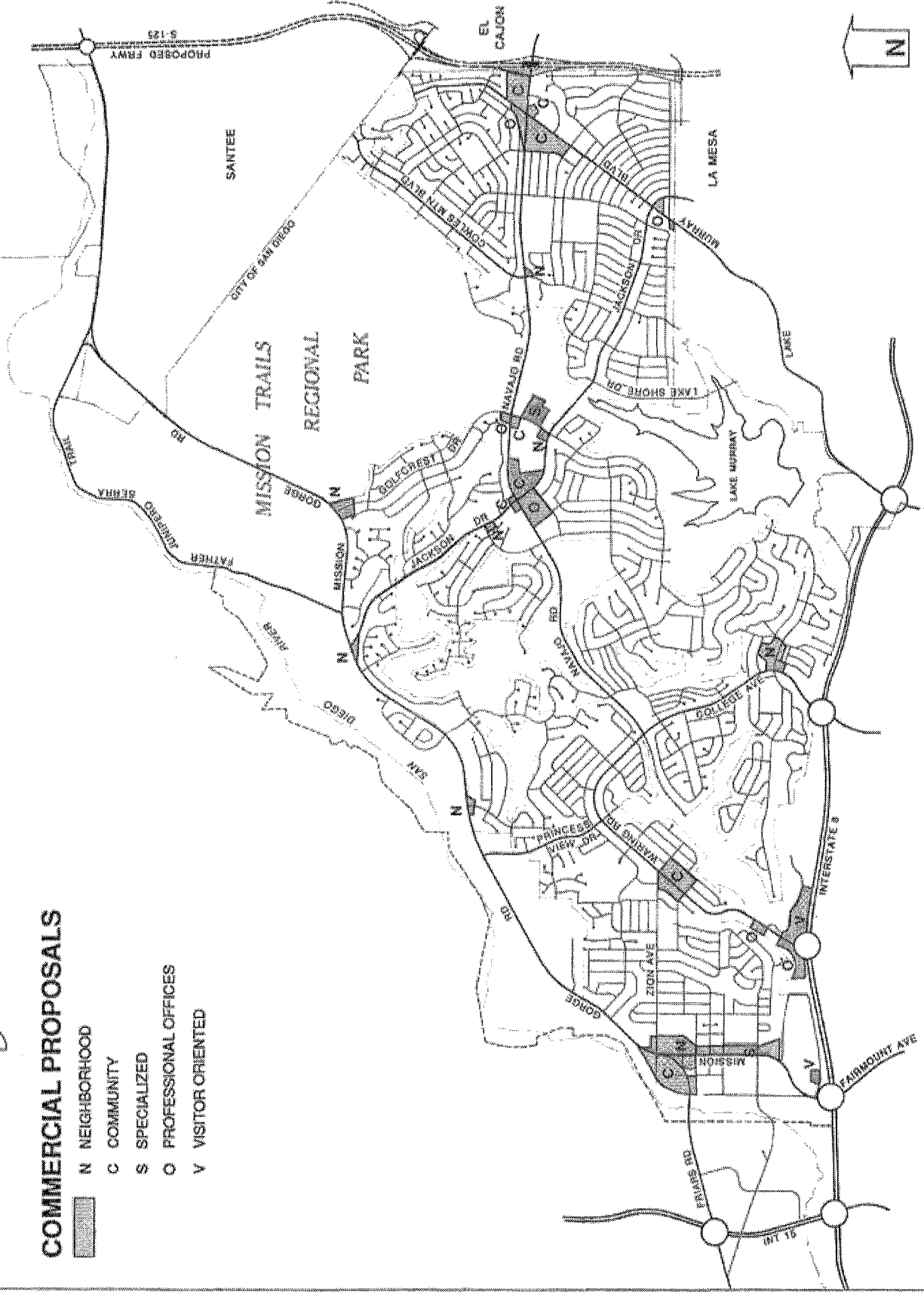




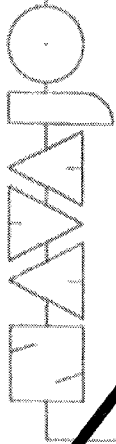
PROPOSED

COMMERCIAL PROPOSALS

-  N NEIGHBORHOOD
-  C COMMUNITY
-  S SPECIALIZED
-  O PROFESSIONAL OFFICES
-  V VISITOR ORIENTED

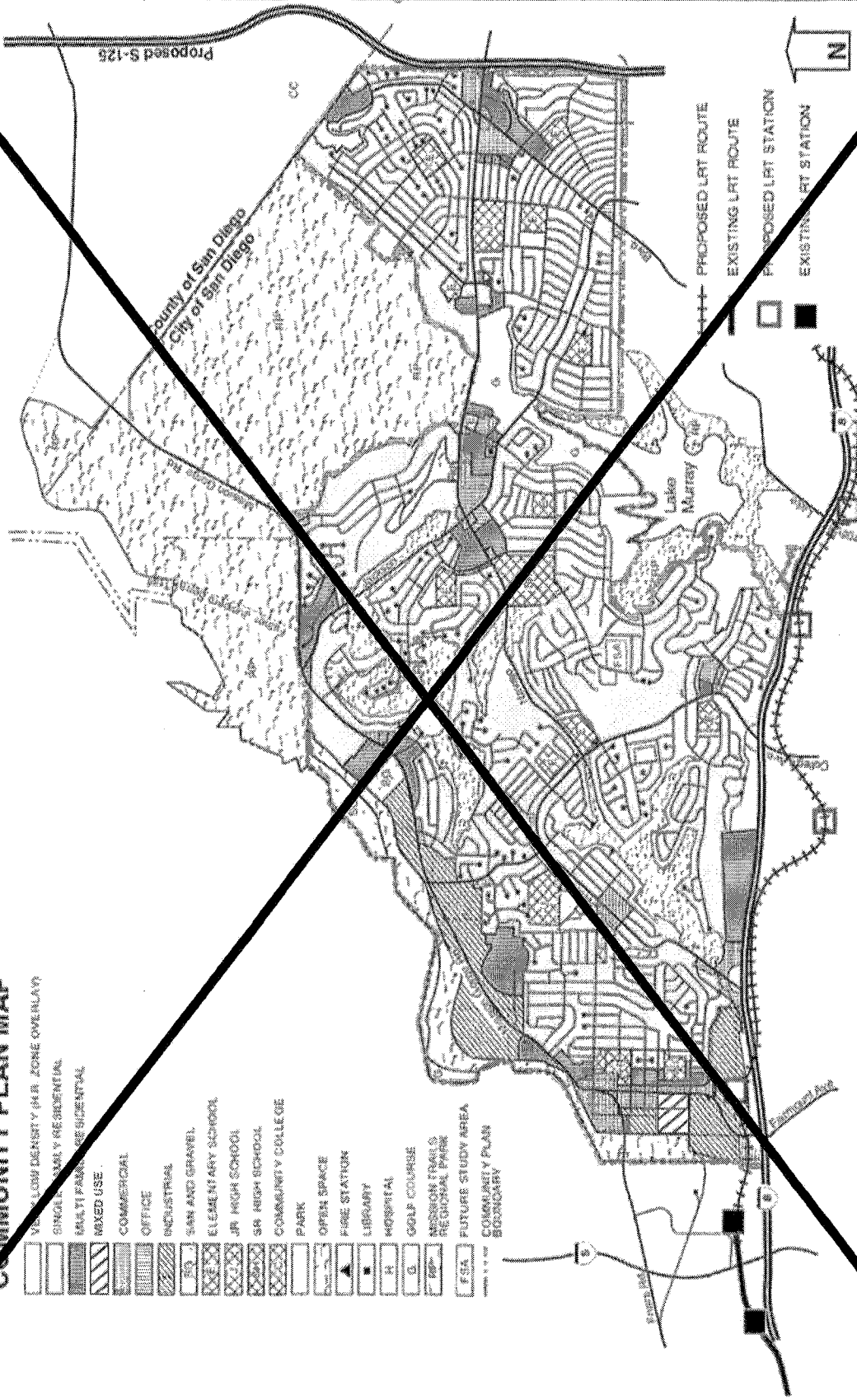


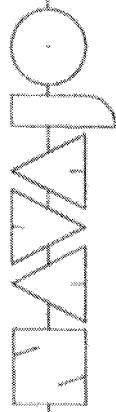
CITY OF SAN DIEGO • PLANNING DEPARTMENT



COMMUNITY PLAN MAP

- VERY LOW DENSITY (PER ZONE OVERLAY)
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAN AND GRAVEL
- ELEMENTARY SCHOOL
- JR HIGH SCHOOL
- SR HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- REGIONAL PARK
- FSA
- COMMUNITY PLAN
- BOUNDARY

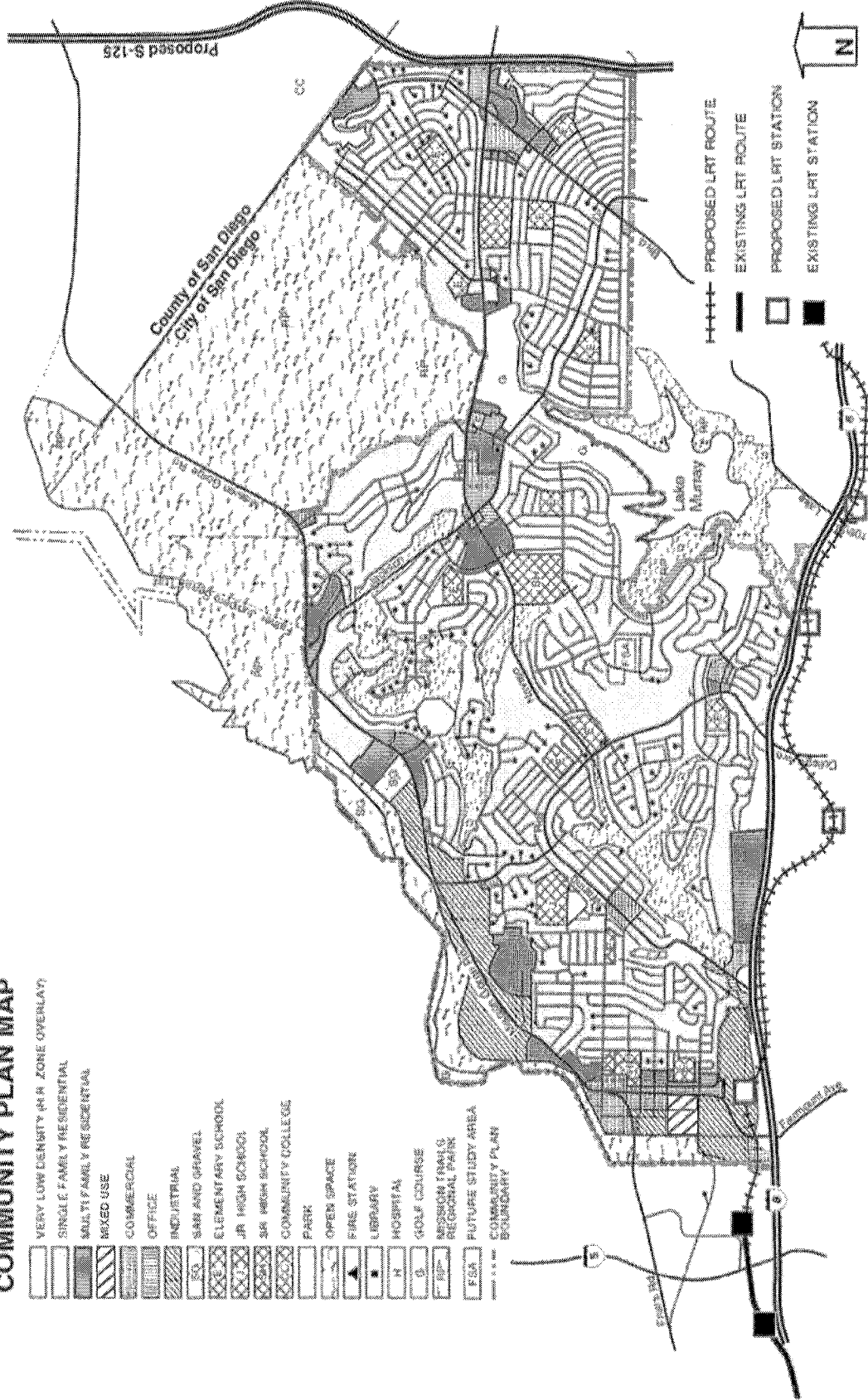




PROPOSED

COMMUNITY PLAN MAP

- VERY LOW DENSITY (R ZONE OVERLAY)
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAND AND GRAVEL
- ELEMENTARY SCHOOL
- JR HIGH SCHOOL
- SR HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- MISSION TRAIL REGIONAL PARK
- FUTURE STUDY AREA
- COMMUNITY PLAN BOUNDARY





THE CITY OF SAN DIEGO

Date of Notice: April 4, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: April 18, 2013
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE: ADOPTION OF MASTER PLAN, PROGRAM EIR,
PROCESS FIVE
PROJECT NUMBER: PTS 121886
PROJECT NAME: SAN DIEGO RIVER PARK MASTER PLAN, COMMUNITY
PLAN AMENDMENTS AND LAND
DEVELOPMENT CODE AMENDMENTS

APPLICANT: City of San Diego

COMMUNITY PLAN AREAS: Mission Bay, Mission Valley, Navajo, Tierrasanta, East Elliot
COUNCIL DISTRICTS: 2 and 7
CITY PROJECT MANAGER: Robin Shifflet, Project Manager
PHONE NUMBER/EMAIL: (619) 533-4524/rshifflet@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council for adoption of the San Diego River Park Master Plan, Community Plan and Land Development Code Amendments for the 17.5 miles along the San Diego River. The San Diego River Park Master Plan serves as a policy document to guide design and development along the San Diego River. To implement the San Diego River Park Master Plan, amendments are proposed for Mission Valley, Navajo, Tierrasanta and East Elliot Community Plans and the Mission Valley Planned District Ordinance (Chapter 15, Article 14, Division 1), the Community Plan Implementation Overlay Zone (Chapter 13, Article 2, Division 14), the Mission Trails Design District (Chapter 13, Article 2, Division 12) and the Mission Trails Design District Manual.

The decision to approve, conditionally approve, modify or deny the proposed San Diego River Park Master Plan, Community Plan and Land Development Code Amendments will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.