



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 2, 2024 REPORT NO. PC-24-013

HEARING DATE: May 9, 2024

SUBJECT: 10801 Sorrento Valley Road Vacation, Process Five Decision

PROJECT NUMBER: [PRJ-0651255](#)

OWNER/APPLICANT: VELMATT L.P., a California Limited Partnership, Owner, and Ramon J. Spear, Professional Land Surveyor, Applicant

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of a Coastal Development Permit, Site Development Permit, and Public Right-of-Way Vacation of an unimproved 6,815 square-foot unnamed alley within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan area?

Proposed Actions:

1. Recommend the City Council approve a resolution determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense); and
2. Recommend the City Council approve Coastal Development Permit No. PMT-2370432, Site Development Permit No. PMT-2370433, and Public Right-of-Way Vacation No. PMT-2370476.

Fiscal Considerations: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the Applicant. The portions of the vacated right-of-way will revert to the abutting parcels as the fee owner.

Community Planning Group Recommendation: On June 11, 2020, the Torrey Pines Community Planning Board voted 8-0-0 to recommend approval of the project without conditions (Attachment 11).

Environmental Review: Staff has determined that this project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense). Pursuant to CEQA Guidelines Section 15061(b)(3), CEQA applies only to projects

which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project will not have a significant effect on the environment because the project is a mapping action and physical changes proposed only include associated public right-of-way improvements to replace an existing driveway. Additionally, the site is located in a developed area, surrounded by industrial uses, and does not contain any sensitive vegetation. The vacated alley would continue to serve adjacent industrial uses and no new development is proposed. In addition to the project, the project's CEQA Exemption will be considered by the City Council during the subsequent City Council's public hearing (Attachment 7).

BACKGROUND

The proposed vacation is located at 10801 Sorrento Valley Road at the southernmost unimproved portion of the property and is an unnamed alley (Attachment 1 and Figure 1). The unnamed alley was originally established by Map No. 483, filed in the Office of the County Recorder of San Diego County on February 9, 1888. It is 0.15-acres. The project site is in the IL-3-1 Zone, Coastal Overlay Zone (Non-Appealable), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, and the Transit Priority Area within the Torrey Pines Community Plan area.



Figure 1 - Aerial view of project site looking north

The project site is bordered on the north by Sorrento Valley Road Pet Cemetery, southbound Interstate 805 to the east, Sorrento Valley Road to the west, and an accessory structure for the Sorrento Valley Road Pet Cemetery and vehicle parking to the south. The project site currently contains an existing utility pole, a storage container, and a portion of a pet cremation plot with a concrete wall and pergola installed by the adjacent property owner (Figure 2).

The Torrey Pines Community Plan designates the site as Industrial. Industrial development in the Torrey Pines planning area is contained in Sorrento Valley, which contains approximately 380 acres of industrial-designated property. Industrial development in Sorrento Valley includes manufacturing firms, research and development, laboratories, offices, industrial services, incubator industry, business uses, and commercial and retail uses. The site is adjacent to Sorrento Valley Road, which is identified as a Four Lane Major; however, the unnamed alley is not part of the transportation circulation network.

The project area is located within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan in a developed community. The project site is not within the Multi-Habitat Planning Area (MHPA). The closest MHPA area is approximately 1,823 feet west of the site. The project site contains Environmentally Sensitive Lands (ESL) in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE). The project site is approximately 1.9 miles east of the Pacific Ocean and is not located within the First Public Roadway. There are no public view corridors, vantage points, or physical access routes from the project site, as identified in the Torrey Pines Community Plan.

DISCUSSION

Project Description:

The project proposes to vacate the 0.15-acre (6,815 square feet) unnamed alley located east of 10801 Sorrento Valley Road (Figure 2). No development is proposed; the only action is the vacation of the unused public right-of-way. Before the public right-of-way vacation can be recorded, the Owner/Permittee will be conditioned to grant the City an eight-foot-wide Irrevocable Offer of Dedication along the frontage on 10801 Sorrento Valley Road. An Encroachment Maintenance and Removal Agreement will also be required for the existing fence, mailbox, landscaping, and retaining wall located along the frontage on 10801 Sorrento Valley Road. The southernmost existing driveway located at 10801 Sorrento Valley Road will be replaced with a 20-foot wide rolled curb for emergency access per current City standards.



Figure 2 – View of project site looking east

Permits Required

- A Site Development Permit per San Diego Municipal Code (SDMC) [Table 143-01A](#) is required since the site contains ESL in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE);
- A Coastal Development Permit per SDMC Section [126.0702](#) is required as the site is within the Coastal Overlay Zone (Non-Appealable); and
- A Public Right-of-Way Vacation per SDMC [125.0940](#) is required for vacating the unnamed alley which is a public right-of-way.

The unnamed alley is excess public right-of-way and is not required for street or highway purposes. The public right-of-way lies within one ownership and does not touch the property of another owner. The unnamed alley to be vacated is no longer required as a public right-of-way, and the vacation will not adversely affect existing public improvements and utilities. The proposed public right-of-way vacation would revert the vacated 6,815 square-foot area to the abutting parcels' underlying fee owner (Figure 3).

Figure 3 - Proposed portion of the alley to be vacated



SITE LOCATION MAP
FOR
PROPOSED ALLEY VACATION
BLOCK 16, SORRENTO LANDS & TOWNSITE
MAP NO. 483

N
SCALE: 1"=60'

The table below contains the total square feet (SF) of land the property owner would obtain for each parcel for private ownership:

	Property Address	Assessor's Parcel Number	SF of Parcel	SF of Land Obtained	Total SF of Parcel after Vacation
1	10801 Sorrento Valley Road	340-120-4000	57,293 SF	3,289 SF	60,582 SF
2	3880 Begonia Street	340-120-3600	14,029 SF	1,040 SF	15,069 SF
3	0 Begonia Street	340-120-3700	14,019 SF	1,000 SF	15,019 SF
4	0 Begonia Street	340-120-3800	14,404 SF	1,029 SF	15,433 SF

The vacation will not result in new development and the underlying land use within the right-of-way will retain its current zoning and land use designations in compliance with the Torrey Pines Community Plan. The right-of-way is not constructed as an alleyway and does not provide thru-connection within the block due to the 805-freeway right-of-way to the north.

Conditions of approval would include the following from Engineering Staff as contained in the Permit (Attachment 4):

Engineering:

- Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the fence, mailbox, and any landscaping in Sorrento Valley Road right-of-way.
- Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the retaining wall in Sorrento Valley Road right-of-way.
- Prior to the recordation of the vacation, the Owner/Permittee shall grant to the City an eight-foot wide Irrevocable Offer of Dedication for the adjacent site, on Sorrento Valley Road, satisfactory to the City Engineer.
- Prior to the recordation of the vacation, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a rolled curb adjacent to the site on Sorrento Valley Road, satisfactory to the City Engineer.

Easement Reservations include:

- An easement for public utility purposes in favor of San Diego Gas & Electric Company over, under, and along the southwesterly 170 feet of said portion of the unnamed alley.
- An easement for public utility purposes in favor of AT&T over, under, and along said portion of the unnamed alley.
- An easement for public utility purposes in favor of Cox Communications over, under, and along said portion of the unnamed alley.

Community Plan Analysis:

This proposal is for a right-of-way vacation for an unnamed alley that has not been constructed to provide public access. Community-specific recommendations are provided by the Torrey Pines Community Plan ("Community Plan"), the City's adopted land use plan for this area.

The Community Plan Land Use Map (Attachment 2) designates this site as Industrial. The subject

site is within the Industrial Employment General Plan land use category, per the Land Use and Street System Map (Figure LU-2). The General Plan and Community Plan land use at 10801 Sorrento Valley Road is implemented by the IL-3-1 zone, which is an industrial zone that allows for industrial and commercial uses. The proposed alley vacation is consistent with Community Plan land use as the alleyway functions as part of the existing uses within the abutting lots. No development is proposed for this project and no additional grading is required to utilize access to the surrounding commercial enterprise. The portions of the vacated right-of-way will revert to the abutting parcels.

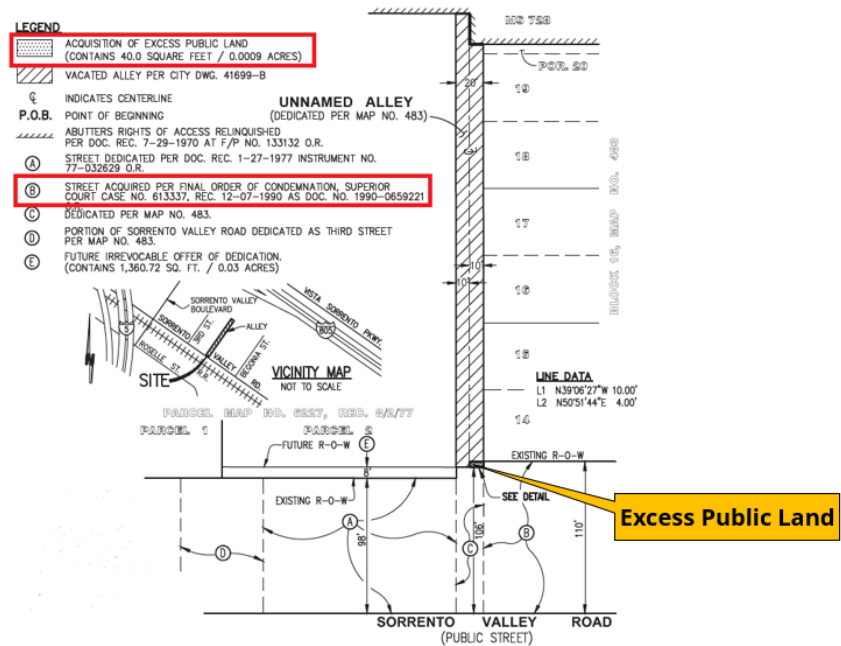
The right-of-way vacation does not affect the Torrey Pines Community Plan mobility policies. The proposed site is also not identified in the Community Plan or the Local Coastal Program as a proposed accessway to be utilized by the general public for providing access to the ocean or other scenic coastal areas. The Torrey Pines Community Plan does not identify the alley as an arterial street, major street, or coastal access facility. The Torrey Pines Community Plan identifies Sorrento Valley Road as a Four-Lane Major with a Class II Bikeway, and the portion of the right-of-way contained within the project site is not identified as part of the circulation network.

Project-Related Issues:

The southwestern-most portion of the project site contains 40 square feet of excess public land from when Sorrento Valley Road was acquired by the City of San Diego under Final Order of Condemnation, Superior Court Case No. 613337, Rec. 12-07-1990 as Doc. No. 1990-065221 (Figure 4). A Real Estate Purchase and Sale Agreement will be made by and between the CITY OF SAN DIEGO, a California municipal corporation, and VELMATT L.P., a California limited partnership for Velmatt L.P. to

purchase the 40 square feet of excess public land within the area of the vacation. VELMATT L.P. will purchase the excess public land from the City for \$2,800.00. VELMATT L.P. owns real property at 3880 Begonia Street which is adjacent to the excess public land. Upon approval of the project and close of escrow, the excess public land will be relinquished to 3880 Begonia Street. The Purchase and Sale Agreement is a separate action that is currently being initiated by the City's Department of Real Estate and Airport Management (DREAM). DREAM will seek a recommendation vote from the Land Use and Housing Committee and will work with the Development Services Department to go to

Figure 4 – Excess Public Land



the City Council as a companion item for full approval.

Conclusion:

The Public Right-of-Way proposed for vacation will not result in new development on the property. The site is not identified for parking and there are no future plans for improvements related to transit or Parks & Recreation facilities. City staff recommends the Planning Commission recommend the City Council approve Coastal Development Permit No. PMT-2370432, Site Development Permit No. PMT-2370433, and Public Right-of-Way Vacation No. PMT-2370476.

ALTERNATIVES

1. Recommend the City Council APPROVE Coastal Development Permit No. PMT-2370432, Site Development Permit No. PMT-2370433, and Public Right-of-Way Vacation No. PMT-2370476, with modifications.
2. Recommend the City Council DENY Coastal Development Permit No. PMT-2370432, Site Development Permit No. PMT-2370433, and Public Right-of-Way Vacation No. PMT-2370476, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



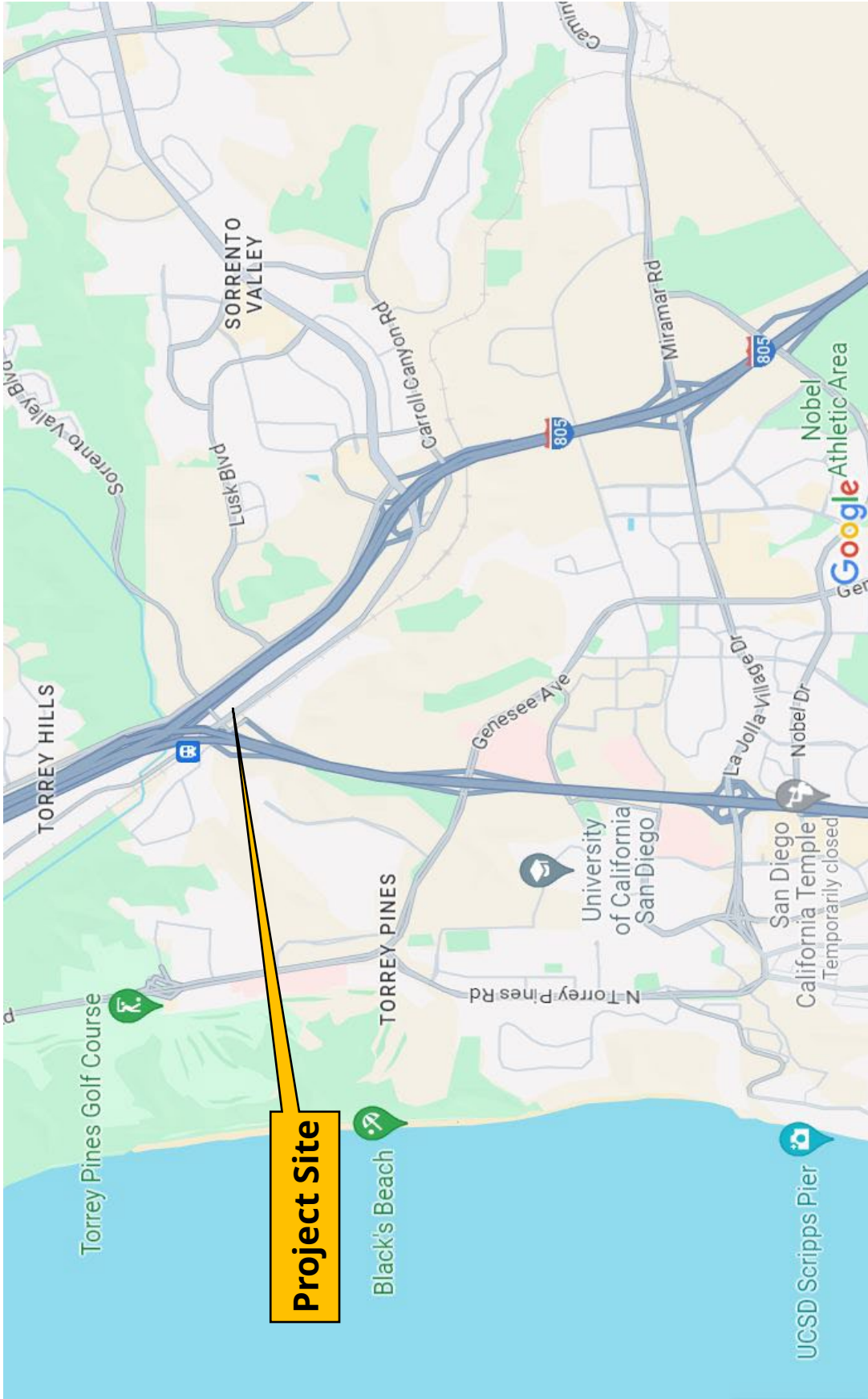
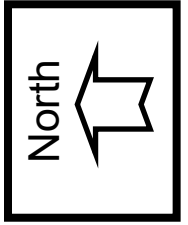
Renee Mezo
Assistant Deputy Director
Development Services Department



Benjamin Hafertepe
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Vacation Resolution with Findings
7. Draft Environmental Exemption Resolution
8. Exhibit A: Legal Description
9. Exhibit B: Public Right-of-Way Drawing
10. Improvement Exhibit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement

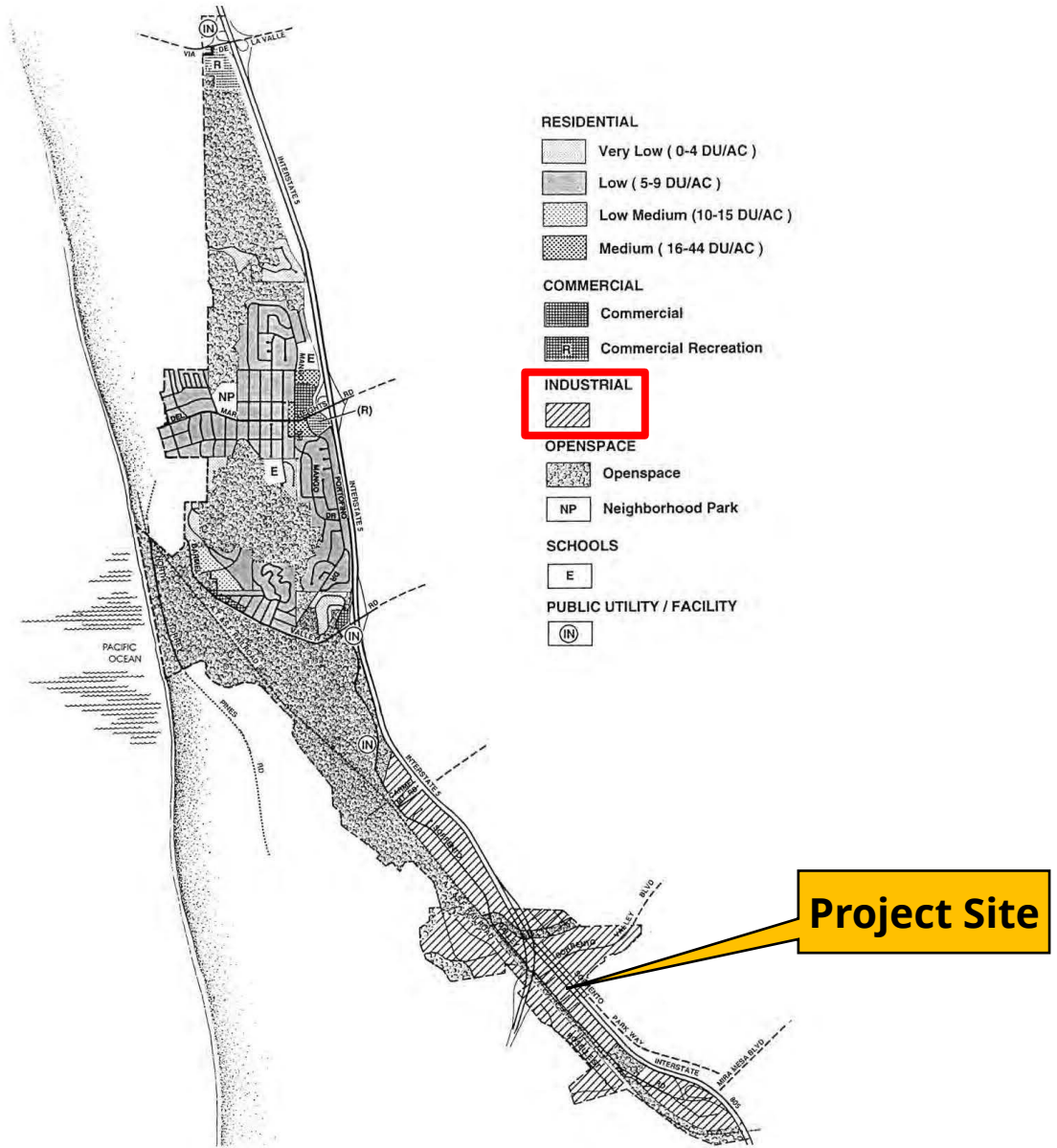


Location Map

10801 Sorrento Valley Road Vacation

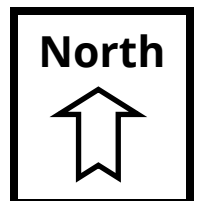
PRJ-0651255 - 10801 Sorrento Valley Road Vacation

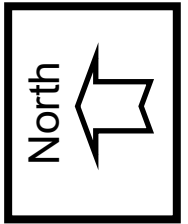




Land Use Plan
Torrey Pines Community Plan

1
FIGURE





Aerial Photograph

10801 Sorrento Valley Road Vacation
PRJ-0651255 - 10801 Sorrento Valley Road Vacation



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24008453

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-2370432
SITE DEVELOPMENT PERMIT NO. PMT-2370433
10801 SORRENTO VALLEY ROAD VACATION - PROJECT NO. PRJ-0651255
CITY COUNCIL

This Coastal Development Permit No. PMT-2370432 and Site Development Permit No. PMT-2370433 is granted by the City Council of the City of San Diego to VELMATT L.P., a California Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 126.0502, 143.0110, and Table 143-01A. The 0.15-acre site is located at 10801 Sorrento Valley Road in the IL-3-1 Zone, Coastal Overlay Zone (Non-Appealable), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, and Transit Priority Area, of the Torrey Pines Community Plan area. The project site is legally described as: ALL THAT PORTION OF THE UNNAMED ALLEY LYING WITHIN BLOCK 16 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, LYING BETWEEN THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 805 AS GRANTED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED JULY 29, 1970 AT FILE/PAGE NO. 133132 OF OFFICIAL RECORDS AND A LINE PARALLEL WITH AND 8.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SORRENTO VALLEY ROAD AS DEDICATED PER DOCUMENT RECORDED JANUARY 27, 1977 AT FILE/PAGE NO. 77-032629 OF OFFICIAL RECORDS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to vacate an unnamed alley located at 10801 Sorrento Valley Road described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "B"] dated XXXX[INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Vacating an unnamed 20-foot wide alley totaling 6,518 square feet located at 10801 Sorrento Valley Road; and

- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE typically 3 years, including the appeal time].
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

10. Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the fence, mailbox, and any landscaping in Sorrento Valley Road right-of-way.

11. Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the retaining wall in Sorrento Valley Road right-of-way.

12. Prior to the recordation of the vacation, the Owner/Permittee shall grant to the City an eight-foot wide Irrevocable Offer of Dedication for the adjacent site, on Sorrento Valley Road, satisfactory to the City Engineer.

13. Prior to the recordation of the vacation, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a rolled curb adjacent to the site on Sorrento Valley Road, satisfactory to the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

DRAFT

ATTACHMENT 4

Coastal Development Permit No. PMT-2370432
and Site Development Permit No. PMT-2370433
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
Development Project Manager

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

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

**VELMATT L.P., A CALIFORNIA LIMITED
PARTNERSHIP**
Owner/Permittee

By _____
NAME:
TITLE:

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

CITY COUNCIL RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. PMT-2370432
SITE DEVELOPMENT PERMIT NO. PMT-2370433
10801 SORRENTO VALLEY ROAD VACATION - PROJECT NO. PRJ-0651255

WHEREAS, Velmatt L.P., a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit and Site Development Permit to vacate an unnamed alley known as the 10801 Sorrento Valley Road Vacation project, located at 10801 Sorrento Valley Road, and legally described as: ALL THAT PORTION OF THE UNNAMED ALLEY LYING WITHIN BLOCK 16 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, LYING BETWEEN THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 805 AS GRANTED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED JULY 29, 1970 AT FILE/PAGE NO. 133132 OF OFFICIAL RECORDS AND A LINE PARALLEL WITH AND 8.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SORRENTO VALLEY ROAD AS DEDICATED PER DOCUMENT RECORDED JANUARY 27, 1977 AT FILE/PAGE NO. 77-032629 OF OFFICIAL RECORDS. The project site is in the Torrey Pines Community Plan area, the IL-3-1 Zone, Coastal Overlay Zone (Non-Appealable), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, and the Transit Priority Area; and

WHEREAS, on May 9, 2024, the Planning Commission of the City of San Diego considered Coastal Development Permit No. PMT-2370432 and Site Development Permit No. PMT-2370433, and pursuant to Resolution No. [INSERT Planning Commission Resolution Number]-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-2370432 and Site Development Permit No. PMT-2370433:

A. COASTAL DEVELOPMENT PERMIT [SDMC SECTION 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 10801 Sorrento Valley Road right-of-way vacation project proposes to vacate an unnamed 20-foot wide alley totaling 6,518 square feet. There is no development associated with the project. The project site is zoned IL-3-1 and designated Industrial in the Torrey Pines Community Plan and Local Coastal Land Use Plan (Community Plan). The project site is surrounded by existing manufacturing, research and development, laboratories, offices, commercial, and retail uses.

The proposed site does not contain any existing physical accessway utilized by the general public to and along the ocean and other scenic coastal areas. The proposed site is not identified in the Community Plan as a proposed accessway to be utilized by the general public for providing access to the ocean or other scenic coastal area, nor is the proposed site identified as a public view resource. The project site is approximately 1.9 miles east of the Pacific Ocean. The action is the vacation of a

unnamed alley with no construction or development proposed and no obstruction to views to and along the ocean and other scenic coastal areas will occur as a result of the public right-of-way vacation.

The Community Plan does not identify the unnamed alley for physical access to the beach and coastline, nor does it designate any public view resources along Sorrento Valley Road relative to the project site. The portions of vacated right-of-way will revert to the owner of the abutting parcels.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site contains Environmentally Sensitive Lands (ESL) in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE). No development is proposed for this project and therefore this project would not impact any ESL. The site has been previously graded and no additional grading is required to utilize the vacated land.

The proposed activity is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the State CEQA Guidelines. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The portion being vacated is not within or adjacent to the Multiple Habitat Planning Area (MHPA) and does not contain any other type of environmentally sensitive lands as defined in the San Diego Municipal Code Section 113.0103 aside from the Special Flood Hazard Area. The project does not propose new development; therefore the project will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The vacation will not result in any physical change to the project site. The adopted Torrey Pines Community Plan does not identify Sorrento Valley Road and the unnamed alley as an arterial street, major street, nor coastal access facility. The right-of-way ownership will revert to the abutting parcels. The underlying land use within the right-of-way will retain its current zoning and Community Plan designations in compliance with Community plan.

The project does not propose any development, nor deviations or variances from regulations or policy documents. It is consistent with the land use designation, conforms with the Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is approximately 1.9 miles east of the Pacific Ocean. The project site is not located between the sea and the first public roadway, is not a designated view corridor with views to the Pacific Ocean, is not a designated viewshed or scenic overlook, and does not contain a public accessway, as identified in the Torrey Pines Community Plan. There is no development planned with this project, only a public right-of-way vacation. Therefore, the proposed vacation is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

- a. The proposed development will not adversely affect the applicable land use plan.**

The 10801 Sorrento Valley Road right-of-way vacation project proposes to vacate an unnamed 20-foot-wide alley totaling 6,518 square feet. There is no development associated with the project. The project site is zoned IL-3-1 and designated Industrial in the Community Plan.

The Torrey Pines Community Plan identifies the site for industrial development. Industrial development in the Torrey Pines planning area is contained in Sorrento Valley, which contains approximately 380 acres of industrially-designated property. Industrial development in Sorrento Valley includes manufacturing firms, research and development, laboratories, offices, industrial services, incubator industry and business uses, and support commercial and retail uses. Currently, a pet cemetery is located to the north and three vacant lots to the south contain an accessory structure for the pet cemetery and vehicle parking. The right-of-way vacation does not affect the Torrey Pines Community Plan mobility policies. The proposed site is also not identified in the Community Plan or the Local Coastal Program as a proposed accessway to be utilized by the general public for providing access to the ocean or other scenic coastal areas. The Torrey Pines Community Plan does not identify the alley as an arterial street, major street, or coastal access facility. The Torrey Pines Community Plan identifies Sorrento Valley Road as a Four-Lane Major

with a Class II Bikeway, and the portion of the right-of-way contained within the project site is not identified as part of the circulation network.

The area proposed to be vacated would revert to the four abutting parcels for private ownership: 10801 Sorrento Valley Road (APN 340-120-4000), 3880 Begonia Street (APN 340-120-3600), 0 Begonia Street (APN 340-120-3700), and 0 Begonia Street (APN 340-120-3800). The area of the vacation will be reconveyed to the adjacent property owner to facilitate the fullest and highest use of the land as designated by the Community Plan which is consistent with the Industrial designation. Therefore, the proposed development will not affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The vacation will not have any impact on the provision of essential public services. The permit controlling the site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. The project is conditioned to require an Encroachment Maintenance and Removal Agreement (EMRA) for the fence, mailbox, landscaping, and retaining wall in the Sorrento Valley Road right-of-way. The project is also conditioned to replace the existing driveway with a rolled curb prior to recordation of the vacation exhibit. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project does not propose any development, nor deviations or variances from regulations or policy documents. It is only the vacation of public right-of-way. It is consistent with the land use designation, and the underlying zone. Therefore, the proposed development will comply with the regulations of the LDC including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed project is the vacation of an existing Public Right-of-Way and as such no change to the land will occur with the approval of the Coastal Development Permit or Site Development Permit. The project is more fully described in SDP finding B.1.a. incorporated by reference herein. The project site contains

Environmentally Sensitive Lands (ESL) in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE). No development is proposed for this project and therefore would not impact any ESL. The site has been previously graded and no additional grading is required to utilize the vacated land.

The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project is the vacation of an existing Public Right-of-Way and as such no change to the land will occur with the approval of the Coastal Development Permit or Site Development Permit. The project is more fully described in SDP finding B.1.a. incorporated by reference herein. The site consists of existing unpaved access to the surrounding commercial enterprise. There will be no additional grading or improvements within the area of the vacation. No development, construction or grading is proposed as part of this project. Therefore, the proposed vacation of the unnamed alley will have no affect on the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed project is the vacation of an existing Public Right-of-Way and as such no change to the land will occur with the approval of the Coastal Development Permit or Site Development Permit. The project is more fully described in SDP finding B.1.a. incorporated by reference herein. The project site contains ESL in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE). No development is proposed for this project and therefore would not impact any ESL. The site has been previously graded and no additional grading is required to utilize the vacated land. Therefore, the proposed vacation will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site contains ESL in the form of Special Flood Hazard Areas and lies within the 100-year FEMA Floodplain Special Flood Hazard Overlay (Flood Zone AE). No development is proposed for this project and therefore would not impact any ESL. The site has been previously graded and no additional grading is required to

utilize the vacated land. The project area is located within the boundaries of the City of San Diego MSCP Subarea Plan in a developed community. However, the project site is not within the Multiple Habitat Planning Area (MHPA). The closest MHPA area is approximately 1,823 feet west of the site. The site is not identified as within the VPHCP. Therefore, the proposed vacation will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project is the vacation of an existing Public Right-of-Way and as such no change to the land will occur with the approval of the Coastal Development Permit or Site Development Permit. The project is more fully described in SDP finding B.1.a, incorporated by reference herein. The project site is developed within an established industrial and commercial area in the Community Plan. The site is not located adjacent to a beach or shoreline. The project site is approximately 1.9 miles east of the Pacific Ocean. The project site is not located between the sea and the first public roadway, is not a designated view corridor with views to the Pacific Ocean, is not a designated viewshed or scenic overlook, and does not contain a public accessway, as identified in the Torrey Pines Community Plan. No development, construction or grading is proposed. Therefore, the proposed vacation will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development

The proposed project is the vacation of an existing public right-of-way. No development is proposed. No mitigation is required as there is no change of land use or development. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Coastal Development Permit No. PMT-2370432 and Site Development Permit No. PMT-2370433 are granted to Velmatt L.P., a California Limited Partnership, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING FINDINGS FOR AND APPROVING THE PUBLIC RIGHT-OF-
WAY VACATION OF AN UNNAMED ALLEY LOCATED AT 10801
SORRENTO VALLEY ROAD – 10801 SORRENTO VALLEY ROAD
VACATION - PROJECT NO. PRJ-0651255

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, Ramon J. Spear filed an application to vacate a 0.15-acre unnamed alley located at 10801 Sorrento Valley Road, being described as Public Right-of-Way Vacation No. PMT-2370476; and

WHEREAS, Public Right-of-Way Vacation No. PMT-2370476 is located on property owned by Velmatt L.P., a California Limited Partnership; and

WHEREAS, in connection with Public Right-of-Way Vacation No. PMT-2370476, the City desires to reserve and except public easements; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Public Right-of-Way Vacation No. PMT-2370476, the Council finds that:

(a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The 10801 Sorrento Valley Road public right-of-way vacation project proposes to vacate a 20-foot wide unnamed alley totaling an area of 6,518 square-feet. The site is in the IL-3-1 Zone and Coastal Overlay Zone (Non-Appealable), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas (MCAS Miramar, Review Area 1), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, and the Transit Priority Area. The project site is bordered on the north by Sorrento Valley Road Pet Cemetery, southbound Interstate 805 to the east, Sorrento Valley Road to the west, and an accessory structure for the Sorrento Valley Road Pet Cemetery and vehicle parking to the south. The project site currently contains an existing utility pole, a storage container, and a portion of a pet cremation plot with a concrete wall and pergola.

The proposed public right-of-way vacation would revert the vacated 6,518-square-foot area to the abutting parcels. The land is no longer needed as public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access, and public services, yet the unnamed alley was never constructed for the purposes the right-of-way was dedicated. The vacation will not result in new development and the underlying land use within the right-of-way will retain its current zoning and land use designations in compliance with the Torrey Pines Community plan. The right-of-way is not constructed as an alleyway and does not provide thru-connection within the block due to the 805-freeway right-of-way to the north.

The neighborhood and community have several existing improved public rights-of-way that provide the public circulation necessary and the unnamed alley is not needed for providing public circulation. Easements will be reserved for SDG&E, AT&T, and Cox Communications as a condition of this vacation. Therefore, there is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation.

The proposed public right-of-way vacation would revert the vacated 6,518-square-foot area to the abutting parcels. The land is no longer needed as public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access, and public services, yet the unnamed alley was never constructed for the purposes the right-of-way was dedicated. As a public right-of-way, the City controls and is liable for the area that cannot be used as a street for public purposes. Properties adjacent to the right-of-way will benefit from the vacation because they will control, maintain, and be responsible for the area of the vacation. The City and County will benefit from the increase in property tax, which in turn benefits the general public with the increase in funds. Public water and sewer services are not provided through the unnamed alley; however, the area of vacation will reserve easements for SDG&E, AT&T, and Cox Communications. The public also benefits by the reduction of liability to the City of San Diego from land it controls yet gains no benefit or use from because it is unimproved and no longer needed. Since the use of the land as public right-of-way has never materialized, it is in the public interest to vacate the right-of-way and transfer responsibility of it to the adjacent property owner. Therefore,

the public will benefit from the action through improved use of the land made available by the vacation.

(c) The vacation does not adversely affect any applicable land use plan.

The land which is the subject of the Public Right-of-Way Vacation is located in the IL-3-1 Zone within the adopted Torrey Pines Community Plan. The Community Plan designates this site as Industrial. The subject site is within the Industrial Employment General Plan land use category, per the Land Use and Street System Map (Figure LU-2). The General Plan and Community Plan land use at 10801 Sorrento Valley Road is implemented by the IL-3-1 zone, which is an industrial zone that allows for industrial and commercial uses. The proposed alley vacation is consistent with Community Plan land use as the alleyway functions as part of the existing uses within the abutting lots. No development is proposed for this project and no additional grading is required to utilize access to the surrounding commercial enterprise. The portions of the vacated right-of-way will revert to the abutting parcels.

The Mobility Element of the General Plan promotes sidewalks that are accessible to pedestrians of all abilities and strives toward achieving a complete, functional, and interconnected pedestrian network (ME-A.3 and ME- A.6). The proposed Right-of-Way Vacation would implement these policies by strengthening pedestrian connectivity since the permittee will be required to replace the existing driveway with a 20-foot wide rolled curb entry for emergency access, and to provide an eight-foot Irrevocable Offer of Dedication on the subject property along Sorrento Valley Road which allow future pedestrian, bicycle, and transit-related public improvements.

The Torrey Pines Community Plan does not identify the unnamed alley as a classified street, nor for an existing or future bikeway or transit routes. The project site consists of a relatively flat surface that is currently unimproved. The proposed public right-of-way vacation would not affect

vehicle, pedestrian, or biking access to surrounding properties given the site's existing topography and because existing roadways, alleys, and established access easements provide access. As proposed, the Public Right-of-Way Vacation would not adversely impact goals and policies related to mobility within the Torrey Pines Community Plan. Therefore, the vacation does not adversely affect any applicable land use plan.

(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The unnamed alley was originally established by Map No. 483, filed in the Office of the County Recorder of San Diego. The Torrey Pines Community Plan does not identify any additional improvements to this portion of the unnamed alley. The public will benefit from the additional revenue from property taxes and the reduction of liability to the City. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. The proposed public right-of-way vacation would revert the vacated 6,518-square-foot area to the abutting parcels. The land is no longer needed as public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access, and public services, yet the unnamed alley was never constructed for the purposes the right-of-way was dedicated. The vacation will not result in new development and the underlying land use within the right-of-way will retain its current zoning and land use designations in compliance with the Torrey Pines Community plan. The right-of-way is not constructed as an alleyway and does not provide thru-connection within the block due to the 805-freeway right-of-way to the north.

BE IT FURTHER RESOLVED, that Public Right-of-Way Vacation No. PMT-2370476, in connection with Coastal Development Permit No. PMT-2370432 and Site Development Permit No. PMT-2370433, as more particularly described in the legal description marked as Exhibit "A" and

shown on Drawing No. 41699-B and 42625-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the following condition(s) which are made a part of this resolution:

1. Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the fence, mailbox, and any landscaping in Sorrento Valley Road right-of-way.
2. Prior to the recordation of the vacation, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for the retaining wall in Sorrento Valley Road right-of-way.
3. Prior to the recordation of the vacation, the Owner/Permittee shall grant to the City an eight-foot wide Irrevocable Offer of Dedication for the adjacent site, on Sorrento Valley Road, satisfactory to the City Engineer.
4. Prior to the recordation of the vacation exhibit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a rolled curb adjacent to the site on Sorrento Valley Road, satisfactory to the City Engineer.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from Public Right-of-Way Vacation No. PMT-2370476, the permanent easement for public utility purposes, as more particularly described hereinafter:

1. An easement for public utility purposes in favor of San Diego Gas & Electric Company over, under, and along the southwesterly 170 feet of said portion of the unnamed alley.
2. An easement for public utility purposes in favor of AT&T over, under, and along said portion of the unnamed alley.
3. An easement for public utility purposes in favor of Cox Communications over, under, and along said portion of the unnamed alley.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along, and across that portion of the unnamed alley, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 41699-B and 42625-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
Document No:

DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT THE APPROVAL OF THE 10801 SORRENTO VALLEY ROAD VACATION - RIGHT-OF-WAY VACATION, COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT (PROJECT NUMBER PRJ-0651255) IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3), COMMON SENSE EXEMPTION.

WHEREAS, on February 26, 2020, Velmatt L.P., a California Limited Partnership, submitted an application to Development Services Department for a Right-of-Way Vacation, Coastal Development Permit, and Site Development Permit for the 10801 Sorrento Valley Road Vacation (Project); and

WHEREAS, the California State Legislature, through the California Environmental Quality Act (CEQA), Public Resources Code sections 21000-21177, has determined that CEQA does not apply to various types of projects listed therein; and

WHEREAS, CEQA section 21084 states that the CEQA Guidelines shall list those classes of Projects which have been determined not to have a significant effect on the environment and which shall be exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15260-15285 list the statutory exemptions promulgated by the California State Legislature; and

WHEREAS, the Development Services Department has established that the Project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption; and

WHEREAS, the Council of the City of San Diego has considered the potential environmental effects of the Project; and

WHEREAS, on XXX, the City Council held a duly noticed public meeting and considered the written record for the Project as well as any public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project meets the criteria set forth in CEQA Guidelines Section 15061(b)(3); and

WHEREAS, pursuant to CEQA Guidelines Section 15061(b)(3); the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project will not have a significant effect on the environment because the project is a mapping action and physical changes proposed only include associated public right of way improvements to replace an existing driveway. Additionally, the site is located in a developed area, surrounded by industrial uses and does not contain any sensitive vegetation. The vacated alley would continue to serve adjacent industrial uses and no new development is proposed; NOW, THEREFORE,

BE IT RESOLVED, that the Project is statutorily exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).

BE IT FURTHER RESOLVED, that the City Clerk, or designee, is directed to file a Notice of Exemption in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the Project.

APPROVED:

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

EXHIBIT "A"
PUBLIC ALLEY VACATION
LEGAL DESCRIPTION

ALL THAT PORTION OF THE UNNAMED ALLEY LYING WITHIN BLOCK 16 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, LYING BETWEEN THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 805 AS GRANTED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED JULY 29, 1970 AT FILE/PAGE NO. 133132 OF OFFICIAL RECORDS AND A LINE PARALLEL WITH AND 8.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SORRENTO VALLEY ROAD AS DEDICATED PER DOCUMENT RECORDED JANUARY 27, 1977 AT FILE/PAGE NO. 77-032629 OF OFFICIAL RECORDS.

RESERVING THEREFROM AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY OVER, UNDER AND ALONG THE SOUTHWESTERLY 170.00 FEET OF SAID PORTION OF THE UNNAMED ALLEY.

ALSO, RESERVING THEREFROM AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF AT&T OVER, UNDER AND ALONG SAID PORTION OF THE UNNAMED ALLEY.

ALSO, RESERVING THEREFROM AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF COX COMMUNICATIONS OVER, UNDER AND ALONG SAID PORTION OF THE UNNAMED ALLEY.

CONTAINING 6,518.48 SQUARE FEET (0.15 ACRES) MORE OR LESS.

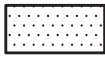
ATTACHED HERETO IS A DRAWING NO. 41699-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

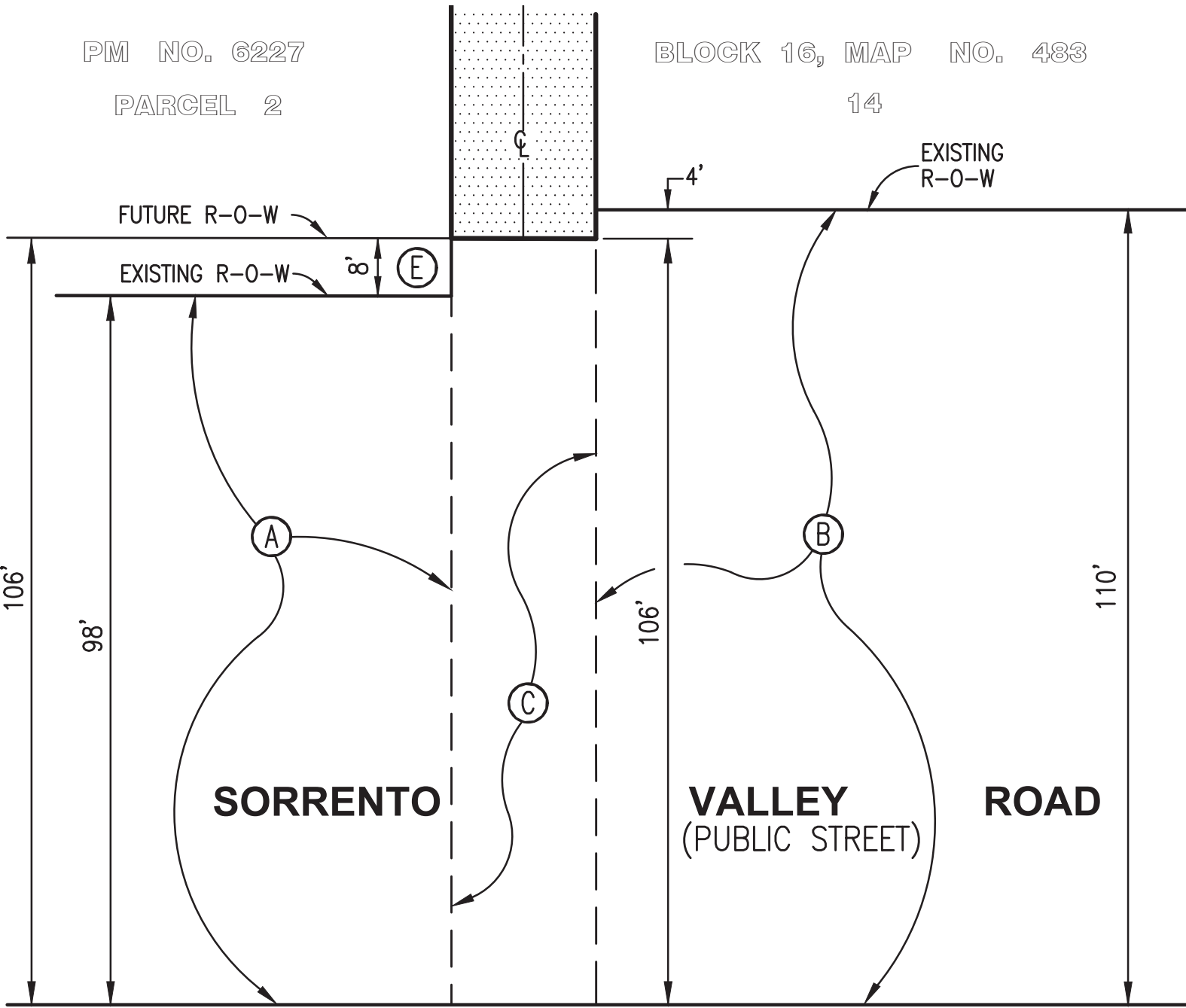
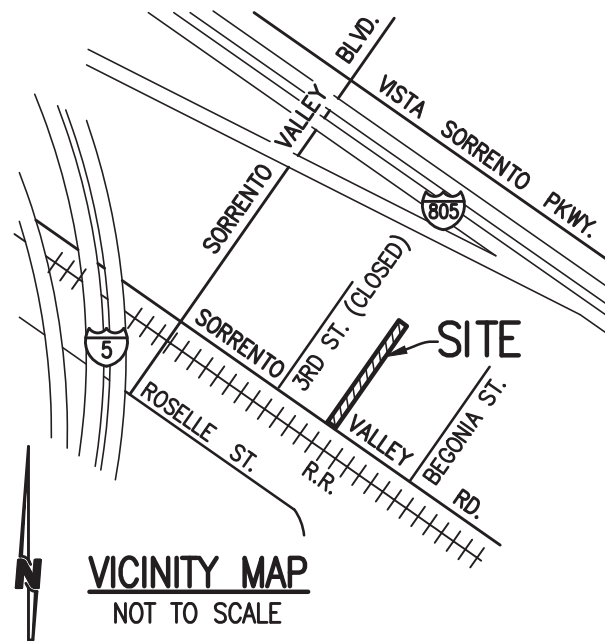

RAMON J. SPEAR, L.S. 6404



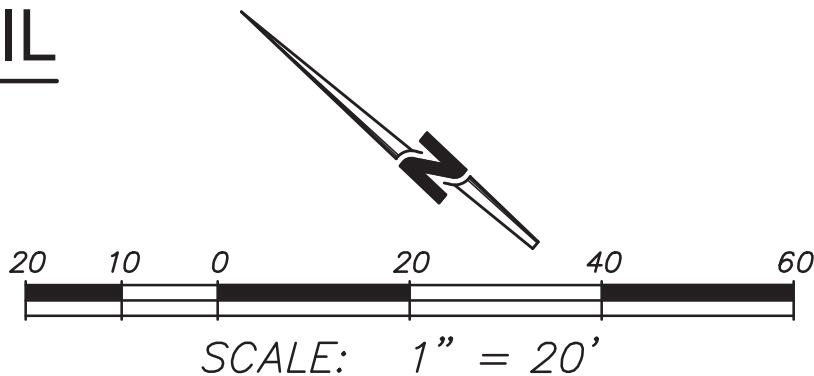
PRJ NO. 651255
DWG. NO. 41699-B

LEGEND

-  ALLEY IN BLOCK 16 OF SORRENTO LANDS & TOWNSITE, MAP NO. 483 - VACATED. 6,518.48 SQ. FT. (0.15 ACRES)
- ⊕ INDICATES CENTERLINE
- (A) STREET DEDICATED PER DOC. REC. 1-27-1977 INSTRUMENT NO. 77-032629 O.R.
- (B) STREET ACQUIRED PER FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 613337, REC. 12-07-1990 AS DOC. NO. 1990-0659221 O.R.
- (C) DEDICATED PER MAP NO. 483.
- (E) PROPOSED IRREVOCABLE OFFER OF DEDICATION PER SEPARATE DOCUMENT



DETAIL



**PUBLIC ALLEY VACATION AND RESERVATION OF PUBLIC UTILITY EASEMENT
IN BLOCK 16 OF SORRENTO LANDS & TOWNSITE, MAP NO. 483**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 2 SHEETS	PRJ 651255
ORIGINAL	S&A					I.D. 24008453
					<i>T. J. B.</i>	1908-6261
					FOR CITY LAND SURVEYOR	NAD83 COORDINATES
					1/24/2024	268-1701
					DATE	LAMBERT COORDINATES
STATUS					41699-B	B002

BASIS OF BEARINGS

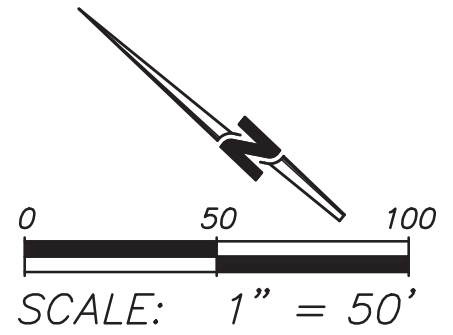
THE BASIS OF BEARINGS FOR THIS DRAWING IS THE CENTERLINE OF SORRENTO VALLEY ROAD BETWEEN SORRENTO VALLEY BLVD. AND BEGONIA STREET AS SHOWN ON RECORD OF SURVEY NO. 13616, I.E. N39°06'27"W

REFERENCE MAPS:

MAP NO. 483
PARCEL MAP NO. 6227
MISC. MAP NO. 728

INTERSTATE 805

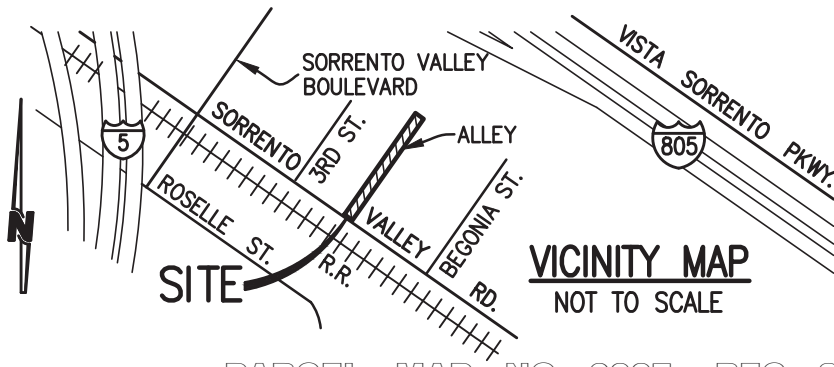
GRANTED TO STATE OF CALIFORNIA
PER DOC. REC. 7-29-1970 AT
FILE/PAGE NO. 133132 O.R.



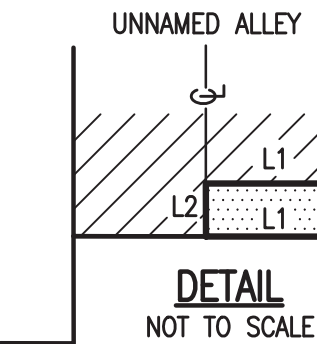
LEGEND

- ACQUISITION OF EXCESS PUBLIC LAND (CONTAINS 40.0 SQUARE FEET / 0.0009 ACRES)
- VACATED ALLEY PER CITY DWG. 41699-B
- INDICATES CENTERLINE
- P.O.B.** POINT OF BEGINNING
- ABUTTERS RIGHTS OF ACCESS RELINQUISHED PER DOC. REC. 7-29-1970 AT F/P NO. 133132 O.R.
- (A)** STREET DEDICATED PER DOC. REC. 1-27-1977 INSTRUMENT NO. 77-032629 O.R.
- (B)** STREET ACQUIRED PER FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 613337, REC. 12-07-1990 AS DOC. NO. 1990-0659221 O.R.
- (C)** DEDICATED PER MAP NO. 483.
- (D)** PORTION OF SORRENTO VALLEY ROAD DEDICATED AS THIRD STREET PER MAP NO. 483.
- (E)** FUTURE IRREVOCABLE OFFER OF DEDICATION. (CONTAINS 1,360.72 SQ. FT. / 0.03 ACRES)

UNNAMED ALLEY
(DEDICATED PER MAP NO. 483)



PARCEL MAP NO. 6227, REC. 8/2/77
PARCEL 1 PARCEL 2



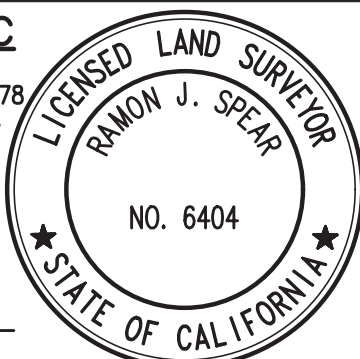
LINE DATA

L1 N39°06'27"W 10.00'
L2 N50°51'44"E 4.00'



BLOCK 16, MAP NO. 483

SPEAR & ASSOCIATES, INC
CIVIL ENGINEERING AND LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA. 92078
PHONE (760) 736-2040 FAX (760) 719-0146

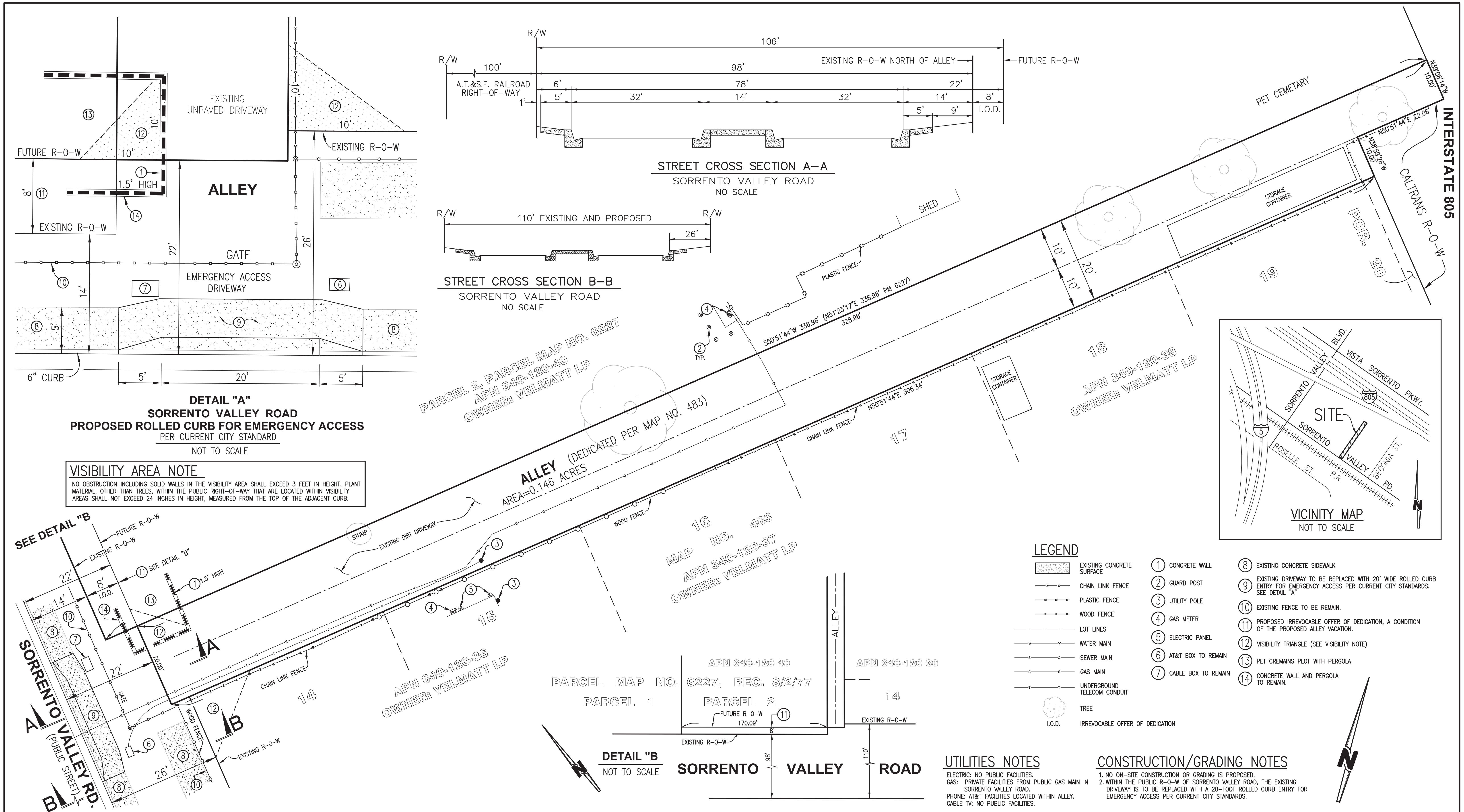


BY: **RAMON J. SPEAR, L.S. 6404**
OCTOBER 31, 2023
DATE

RESOLUTION NO. _____
RECORDED _____
INSTRUMENT NO. _____
RECORDED _____

LAND SALE
IN BLOCK 16 OF SORRENTO LANDS & TOWNSITE, MAP NO. 483

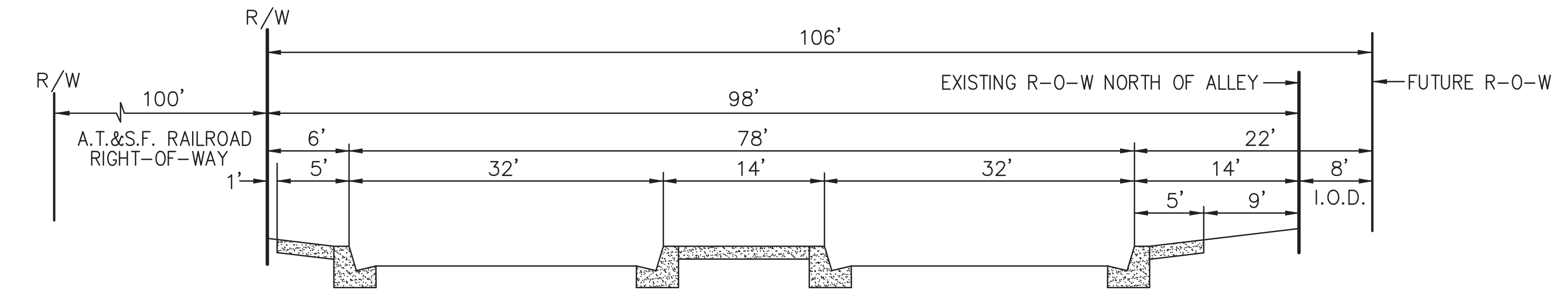
DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 1 SHEET	PRJ 651255 I.D. 24008453
ORIGINAL	S&A				1/24/2024 FOR CITY LAND SURVEYOR DATE	1908-6261 NAD83 COORDINATES
						268-1701 LAMBERT COORDINATES
					42625 -B	B001
STATUS						



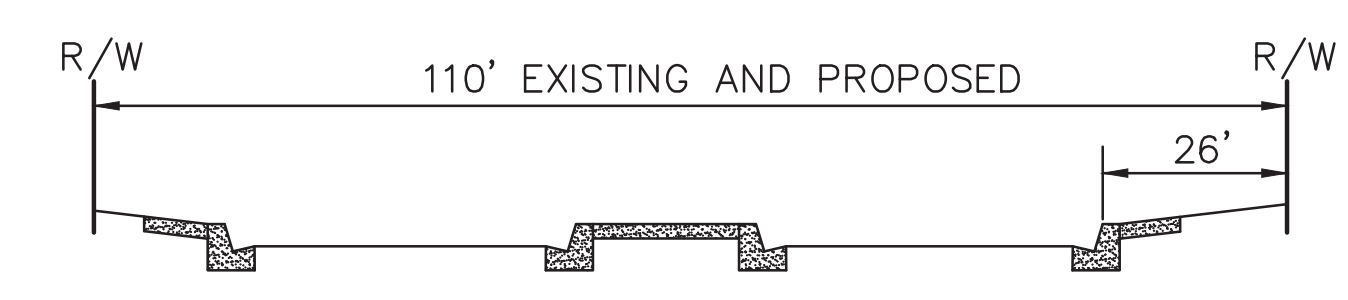
DETAIL "A"
SORRENTO VALLEY ROAD
PROPOSED ROLLED CURB FOR EMERGENCY ACCESS
 PER CURRENT CITY STANDARD
 NOT TO SCALE

VISIBILITY AREA NOTE
 NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

SEE DETAIL "B"
 FUTURE R-O-W
 EXISTING R-O-W
 1.5' HIGH
 22'
 8'
 I.O.D.
 14'
 10'
 11'
 14'
 20'
 26'
 6" CURB
 5'
 20'
 5'



STREET CROSS SECTION A-A
 SORRENTO VALLEY ROAD
 NO SCALE



STREET CROSS SECTION B-B
 SORRENTO VALLEY ROAD
 NO SCALE

PARCEL 2, PARCEL MAP NO. 6227
 APN 340-120-40
 OWNER: VELMATT LP

ALLEY (DEDICATED PER MAP NO. 483)
 AREA=0.146 ACRES

MAP NO. 483
 APN 340-120-37
 OWNER: VELMATT LP

APN 340-120-36
 OWNER: VELMATT LP

PARCEL MAP NO. 6227, REC. 8/2/77
 PARCEL 1

DETAIL "B"
 NOT TO SCALE

SORRENTO VALLEY ROAD

LEGEND

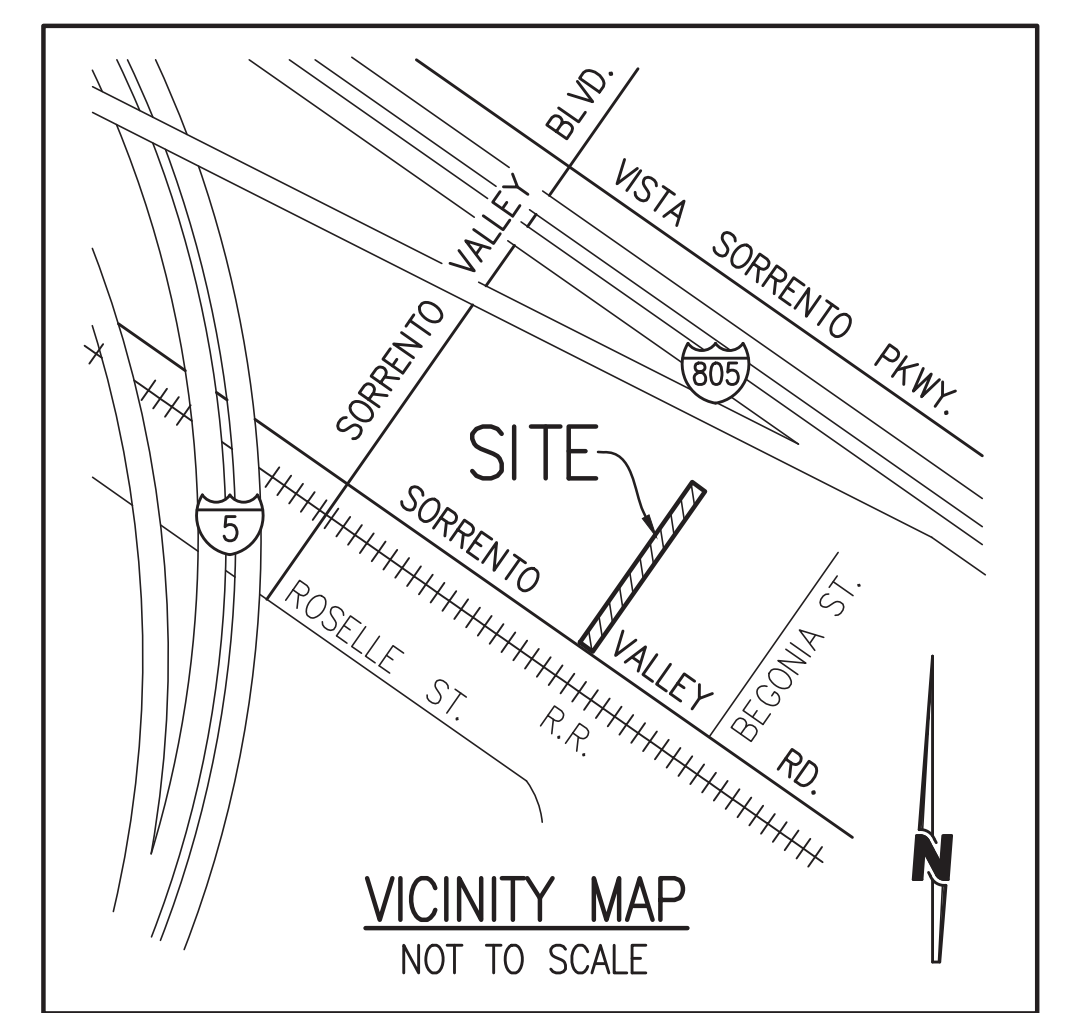
- EXISTING CONCRETE SURFACE
- CHAIN LINK FENCE
- PLASTIC FENCE
- WOOD FENCE
- LOT LINES
- WATER MAIN
- SEWER MAIN
- GAS MAIN
- UNDERGROUND TELECOM CONDUIT
- TREE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- 1 CONCRETE WALL
- 2 GUARD POST
- 3 UTILITY POLE
- 4 GAS METER
- 5 ELECTRIC PANEL
- 6 AT&T BOX TO REMAIN
- 7 CABLE BOX TO REMAIN
- 8 EXISTING CONCRETE SIDEWALK
- 9 EXISTING DRIVEWAY TO BE REPLACED WITH 20' WIDE ROLLED CURB ENTRY FOR EMERGENCY ACCESS PER CURRENT CITY STANDARDS. SEE DETAIL "A"
- 10 EXISTING FENCE TO BE REMAIN.
- 11 PROPOSED IRREVOCABLE OFFER OF DEDICATION, A CONDITION OF THE PROPOSED ALLEY VACATION.
- 12 VISIBILITY TRIANGLE (SEE VISIBILITY NOTE)
- 13 PET REMAINS PLOT WITH PERGOLA
- 14 CONCRETE WALL AND PERGOLA TO REMAIN.

UTILITIES NOTES

ELECTRIC: NO PUBLIC FACILITIES.
 GAS: PRIVATE FACILITIES FROM PUBLIC GAS MAIN IN SORRENTO VALLEY ROAD.
 PHONE: AT&T FACILITIES LOCATED WITHIN ALLEY.
 CABLE TV: NO PUBLIC FACILITIES.

CONSTRUCTION/GRADING NOTES

1. NO ON-SITE CONSTRUCTION OR GRADING IS PROPOSED.
 2. WITHIN THE PUBLIC R-O-W OF SORRENTO VALLEY ROAD, THE EXISTING DRIVEWAY IS TO BE REPLACED WITH A 20-FOOT ROLLED CURB ENTRY FOR EMERGENCY ACCESS PER CURRENT CITY STANDARDS.



VICINITY MAP
 NOT TO SCALE

 PLANS PREPARED BY: SPEAR & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 475 PRODUCTION STREET, SAN MARCOS, CA 92078 PHONE (760) 736-2040 FAX (760) 736-4866 WWW.SPEARINC.NET	LEGAL DESCRIPTION ALLEY IN BLOCK 16 OF SORRENTO LANDS & TOWNSITE, MAP NO. 483	BENCHMARK N/A ELEVATION: DATUM: MSL	SURVEYOR'S CERTIFICATION I, RAMON J. SPEAR, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED DURING JULY 2019. FEBRUARY 7, 2024 DATE RAMON J. SPEAR, L.S. 6404	GRAPHIC SCALE: 1"=10' SCALE: 1" = 10'									
	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION		DRAWN BY	DATE	APPROVED						NOTES (Empty space for notes)
NO.	DESCRIPTION	DRAWN BY	DATE	APPROVED									

Torrey Pines Community Planning Board Regular Meeting

Thursday June 11, 2020 Final Minutes

Zoom Meeting

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	4	x		
Elizabeth Shopes, Vice Chair	3/2023	1	x		
James Smith, Treasurer	3/2023		x		
Susan Lyon, Secretary	3/2021	2	x		
Eduardo Savigliano	3/2023		x		
Samson Gavranian (Adams term)	3/2022	3	x		1
Jeff Harasha (Ridz term)	3/2022			x	1
Jake Mumma (Cerny term)	3/2022	3		x	1
Brad Remy	3/2021	2	x		
Mike Hastings	3/2021	2		x	1
Deborah Currier (Rich term)	3/2021		x		
Cox term (REMAINS OPEN)	3/2021				
Ashton term (REMAINS OPEN)	3/2021				

*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The above absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers.
There should be 12-13 board members on the TPCPB.

PRC public members: Daniel Jensvold; Adam Gevanthor (not present)

CALL TO ORDER at 7:02 pm: Troy Van Horst, Chair

Motion to change agenda to have Barbara Bry speak first.
Susan Lyon made, Jim Smith seconded, passed 8-0

Barbara Bry update on budget passing this week during 12-hour meeting.

Q/A summary of key information

Police budget was increased due to prior raises committed to earlier, effective July 1, 2020. BB supports an independent police review board, council will vote next week for the resolution as a ballot measure in November.
Likely DMH traffic light may find funds as FY capital budget is adjusted each quarter due to savings or other projects being unable to begin.

Sorrento Valley development, issues are flood zone, flyover, zoning is R&D, unlikely to be housing. Flood mitigation project will begin, Mike Hastings likely to be the best person to update the board. Trolley not added to SV right now (UTC finishes the end of 2021), due to the steepness.

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Del Mar Terrace undergrounding. City suing SDG&E regarding costs. This does not come from the city budget, it is funded from our utility bills. BB shares our frustration with the slowness of this process.

Will Moore, District 1 City Council candidate, spoke briefly.
Joe LaCava, District 1 City Council candidate, spoke briefly.

Officer John Briggs SDPD: Report (5 minutes) jbriiggs@pd.SanDiego.gov
Not in attendance.

Vote to assign termed spots to the new and reelected board members.

Assign 3 spots expiring in 2023 to Jim Smith, Eduardo Savigliano, and Liz Shopes (all holding officer/committee positions), Deborah Currier to the one-year 2021 expiration, and Jake Mumma, Samson Gavranian, and Jeff Harasha to the 3 spots expiring in 2022. Susan Lyon motion, Deborah Currier seconded, passed 8-0.

Motion to appoint Susan Lyon and Troy Van Horst as alternates to the PRC. Brad Remy motion, Liz Shopes seconded, passed 8-0. (*Secretary note: These changes are reflected in the updated attendance grid at the start of the minutes. In future minutes, the former holders of the spots will be removed, but the intent here is to show a clear path from the past board resignations to the current board.*)

- A. Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit – 3 minutes per speaker (Board does not respond to speaker per City Council Policy.)
- **Eduardo Savigliano added several, sending a numbered list to Troy for future additions to the agenda.**
 - **Jim Smith looking for the updated planting list for Crest Canyon revegetation plan.**
- B. Report by Treasurer: Jim taking over for Troy, need to complete the addition of signer to the account. Reimbursement for expenses received from City, Adam and Troy reimbursed for the Zoom account subscriptions for the board and PRC.
- C. General Announcements: Conduct at meetings follows City Council 600-24
- D. Modifications to the agenda: Motion to Change the Agenda passed at start of meeting.

ACTION ITEMS:

1. Action to approve past meeting minutes, with the corrections proposed.

(Notably: Jeff Harasha had asked we pull the Verizon project from consent, NOT Jim Smith.)

Thursday, May 14, 2020

(7-1-0, Sam abstain due to absence 5/14/20)

CONSENT AGENDA:

1. Consent agenda - Verizon Micro Heights CUP/PDP/ No. 645765

Project Manager: Nathan White, phone: 619.446.5481, email address: ngwhite@sandiego.gov

Scope/Location: TORREY PINES - Process Four - CUP and PDP to allow the continued use of a previously-permitted site that is over standard pole. Three antennas mounted to a light pole, with ground-mounted equipment. No changes except to add "chin straps" to antennas to hide cables. PROW on north side of Del Mar Heights Road between Crest Way and Mar Scenic Drive (32.949277, -117.254331) OP-2-1 zone, Coastal Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Torrey Pines Community Plan, CD 1.

Approved unanimously by PRC 5-0

Motion to approve with these exceptions:

The collection of utility cabinets combines such that they are cumulatively considerable in the way that they impact views towards Crest Canyon. These impacts are significant and adverse.

Request that the applicant add additional landscaping to screen the cabinets to the greatest extent possible and maintain such landscape in a healthy condition for the life of the permit. We request that the applicant plant additional shrubs around cabinets to mitigate for visual impacts from DM Heights Road.

Request that applicant paint their cabinets, as well as those next to theirs*, a dark green color to mitigate for adverse visual impacts of those cabinets.

Request that City stop approving the placement of above surface utility cabinets within the row adjacent our open space resource areas (identified in our community plan as areas worthy of preservation).

*Board notes that it is unlikely Verizon will be allowed to paint the boxes belonging to other companies.

Passed 8-0

2. Consent Agenda - Velmatt ROW Vacation/CDP/SDP, Project 651255,

Project Manager: Benjamin Hafertepe, 619-446-5086, BHafertepe@sandiego.gov

Applicant: Ray Spear 760.736.2040

Scope/Location:

The Development Services Department has completed the initial review of the project referenced above and described as a Right of Way Vacation, Coastal Development Permit, and Site Development Permit to vacate a 1,300-square foot alley previously dedicated on Map No. 483, located at 10801 Sorrento Valley Road. The 0.02-acre site is in the IL-3-1 and Coastal Overlay (Non-Appealable) Zone within the Torrey Pines Community Plan area.

Approved unanimously by PRC 4-0

Motion to approve. 8-0

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INFORMATION ITEMS:

1. Del Mar Heights Elementary – Status of field and rebuild
Chris Delehanty presented process and plan overview. Some discussion of plans.

(8:58 pm Motion to extend time of meeting for 15 minutes to cover other items. Passed 8-0)

2. Discuss community outreach and communication
3. Ongoing conversation, use of Nextdoor discussed. Will not post direct link to meetings on any social media as pre-registration is not sufficient security.
4. Discuss potential meet the city, county, and state candidates Zoom meetings. *(Liz Shopes will take the lead for a September meeting.)*
5. CSA-17 Advisory Board *(Liz Shopes is taking the lead on this, nothing to report right now.)*
6. Discuss formation of a Sorrento Valley Zoning Plan Amendment Sub-Committee.
7. Discuss request for the Torrey Pines State Reserve to re-open for Pedestrian and Bicycle traffic.

OFFICIALS INFORMATION REPORTS:

Five minutes each (upon request, public officials may speak on issues early in the agenda)

1. Councilmember Bry's Appointee: Moriah Gaynor MGaynor@sandiego.gov *(Victoria Joes covering for this meeting while Moriah on vacation.)*

Recurring status update items

- a. City budget status *(Covered by Councilmember Bry, expect mayor to approve.)*
- b. Road repaving and slurry seal status *(no updates.)*
- c. Del Mar Heights traffic calming measures *(no updates.)*
- d. Del Mar Heights restriping *(no updates.)*
- e. Mercado traffic light status *(no updates, touched on by B. Bry at start of meeting.)*
- f. Utility undergrounding status *(no updates, touched on by B. Bry at start of meeting.)*
- g. Coronavirus update – City plan (trying to re-open libraries and remaining businesses as we move into Stage 3)

2. Supervisor Kristin Gaspar: Community Representative Corrine Busta *Not in attendance.*

3. Senator Toni Atkins: Miller Saltzman *Not in attendance.* (Victoria Joes from Barbara Bry's office will check in with Miller June 12 and see if we can get an answer regarding the TP State Reserve's continued closure.


4. Assemblymember Todd Gloria 78th Assembly District: Matthew Gordon *Not in attendance.*

INFORMATION TPCPB REPORTS (As available, maximum 5 min, **ran out of time**)

NON-AGENDA ITEMS (Constituting new or future business)

Need to get new roster to city and CPC with terms updated.

ADJOURNMENT Promptly at 9:28 pm

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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** Public Right of Way Vacation

Project Title: Velmatt Alley Vacation **Project No. For City Use Only:** _____

Project Address: 10801 Sorrento Valley Road

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 200622800001
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Matt Matthews, Managing Member of MattMcMatt LLC, co-owner VELMATT L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 20321 SW Acacia Street, Suite 200
 City: Newport Beach State: CA Zip: 92660
 Phone No.: 619-276-3361 Fax No.: _____ Email: matt.matthews@c3biz.com
 Signature: _____ Date: 2/12/2020
 Additional pages Attached: Yes No

Applicant

Name of Individual: Matt Matthews, General Partner, VELMATT L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 20321 SW Acacia Street, Suite 200
 City: Newport Beach State: CA Zip: 92660
 Phone No.: 619-276-3361 Fax No.: _____ Email: matt.matthews@c3biz.com
 Signature: _____ Date: 2/12/2020
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Matt Matthews, Trustee of KMM Trust, co-owner VELMATT L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 20321 SW Acacia Street, Suite 200
 City: Newport Beach State: CA Zip: 92660
 Phone No.: 619-276-3361 Fax No.: _____ Email: matt.matthews@c3biz.com
 Signature: _____ Date: 2/12/2020
 Additional pages Attached: Yes No

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 Upon request, this information is available in alternative formats for persons with disabilities.