



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 26, 2020 REPORT NO. HO-20-013

HEARING DATE: March 4, 2020

SUBJECT: BERNARDO CENTER DRIVE TENTATIVE MAP - Process Three Decision

PROJECT NUMBER: [512554](#)

OWNER/APPLICANT: Rancho Bernardo Plaza LLC.

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map for the subdivision of a 12.78-acre lot to create a 0.36-acre parcel, located at 16781 Bernardo Center Drive in the CC-2-3 Zone, the Very High Fire Severity zone and the Residential Tandem Parking Overlay zone, within the Rancho Bernardo Community Plan area?

Staff Recommendation: Approve Tentative Map No. 1805107.

Community Planning Group Recommendation: On August 15, 2019, the Rancho Bernardo Community Planning Board voted 11-0-0 to approve the project, without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15315 (Minor Land Divisions). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 17, 2020, and the opportunity to appeal that determination ended February 3, 2020.

BACKGROUND

The 12.78-acre project site is currently developed with a commercial center, the lot to be subdivided currently contains a restaurant and no development is proposed. The project site is located at 16781 Bernardo Center Drive in the CC-2-3 Zone, the Residential Tandem Overlay Zone, the Very High Fire Severity zone and the Residential Tandem Parking Overlay zone, within the Rancho Bernardo Community Plan area, and is legally described as Lot 11 of Bernardo Town Center Unit 3, City of San Diego, Map No. 7376, County of San Diego, Recorded on July 21, 1971.

The site is regulated by Planned Commercial Development Permit (PCD) No. 81 and subject to conditions outlined within that permit. The proposed subdivision is in compliance with the

previously approved permit PCD No. 81, the Uniform Building Code, and the San Diego Municipal Code. The project site is within an urban, developed neighborhood within a planned commercial development, surrounded by commercial uses. At the time of building permit issuance, the applicant paid all required fees. During ministerial review, the project was determined to be in compliance with all underlying zone regulations, including, but not limited to, height, floor area ratio, parking, setbacks and landscaping.

DISCUSSION

The proposed subdivision of the 12.78-acre lot to create a 0.36-acre parcel on a single parcel that requires a Tentative Map pursuant to SDMC [Section 125.0120\(a\)](#). A Tentative Map requires a Process Three, Hearing Officer decision, with appeal rights to the Planning Commission. The project complies with the applicable development regulations. The lot currently contains a restaurant and no development is proposed. The project site is fully developed and does not contain any form of Environmentally Sensitive Lands. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions).

No additional development or deviations are proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The Tentative Map would allow the subdivision of a 12.78-acre lot to create a 0.36-acre parcel and does not affect the previously approved building permit.

Community Planning Group Recommendation

On August 15, 2019, the Rancho Bernardo Community Planning Board voted 11-0-0 to approve the project, without conditions/recommendations.

CONCLUSION

Staff recommends approval of the project as proposed. According to SDMC Section [125.0440](#), Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the Land Development Code. Staff has prepared draft findings and draft conditions of approval (attachments 4 and 5), and recommends the Hearing Officer approve Tentative Map Waiver No. 1805107.

ALTERNATIVES

1. Approve Tentative Map No. 1805107, with modifications.
2. Deny Tentative Map No. 1805107, if the findings required to approve the project cannot be affirmed.

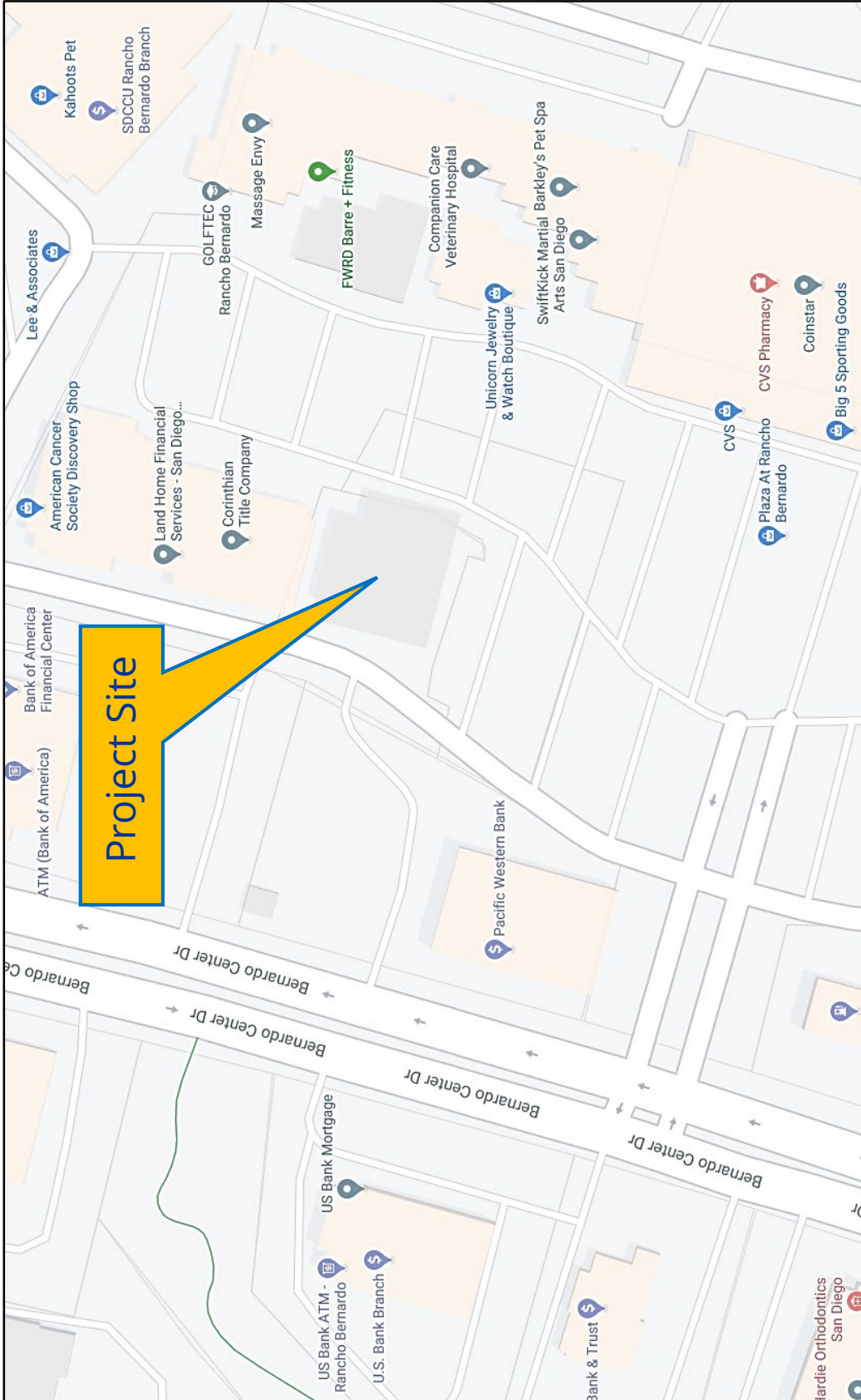
Respectfully submitted,

DERRICK JOHNSON D.J.

Derrick Johnson (D.J.), Development Project Manager

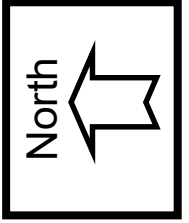
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit- Tentative Map



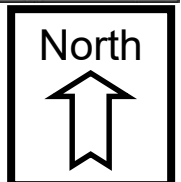
Project Location Map

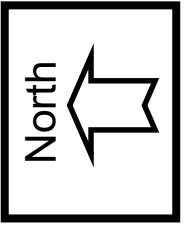
Bernardo Center Drive Tentative Map / 16781 and 16785 Bernardo Center Drive
PROJECT NO. 512554





Bernardo Center Dr TM/16781 & 16785 Bernardo Ctr Dr
PROJECT NO. 512554





Aerial Photo

Bernardo Center Drive Tentative Map / 16781 and 16785 Bernardo Center Drive

PROJECT NO. 512554



HEARING OFFICER RESOLUTION NUMBER R-_____

TENTATIVE MAP No.1805107, BERNARDO CENTER DRIVE TM
PROJECT No. 512554

WHEREAS, Rancho Bernardo Plaza LLC, a California Limited Liability Corporation, Subdivider, and Dan Rinehart, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1805107 for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The project site is located at 16781 Bernardo Center Drive in the CC-2-3 Zone, the Very High Fire Severity zone and the Residential Tandem Parking Overlay zone, within the Rancho Bernardo Community Plan area;

The property is legally described as Lot 11 of Bernardo town Center Unit 3, City of San Diego, Map No. 7376, County of San Diego, Recorded on July 21, 1971; and

WHEREAS, the Map proposes the Subdivision of a 12.78-acre lot to create a 0.36-acre parcel; and

WHEREAS, on January 17, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15315 (Minor Land Divisions); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on March 4, 2020, the Hearing Officer of the City of San Diego considered Tentative Map No. 1805107, and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1805107:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes a Tentative Map for the subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The proposed subdivision is in compliance with the San Diego Municipal Code and the Rancho Bernardo Community Plan, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The prior approval conditioned the project for public improvements, and the proposal is consistent with the adopted policies established within the within the Rancho Bernardo Community Plan. As the proposed subdivision will not change existing buildings nor existing uses on the site, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The project is located within the CC-2-3 zone, the Residential Tandem Overlay Zone, and is within the Rancho Bernardo Community Plan area. Also, site is regulated by Planned Commercial Development Permit (PCD) No. 81 and subject to conditions outlined within that permit. PCD N0.81 permit allowed the development of 175,865 square foot commercial development on a 15.4 acre to include a mix of retail shops, offices and restaurant facilities. No deviations from the San Diego Municipal Code were included the approval. The proposed subdivision is in compliance with the previously approved permit PCD No. 81, the Uniform Building Code, and the San Diego Municipal Code. No additional development or deviations are proposed with this subdivision and no additional construction or grading is permitted by this mapping action. Therefore, proposed subdivision complies with the development regulations of the San Diego Municipal Code

3. The site is physically suitable for the type and density of development.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. Current development meets all zoning criteria for proposed property lines. The proposed development was found to be consistent with the PCD No. 81 and all other adopted plans and policies of the City of San Diego pertaining to the PCD No. 81 as the development advances the goals and objectives of the PCD No. 81. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The proposed subdivision is in compliance with the approved PCD No. 81, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The site does not contain environmentally sensitive lands defined in San Diego Municipal Code (SDMC) Section 113.0103 and located in a previously developed neighborhood within the PCD. The existing development has implemented on-site Storm Water Standards in addition to any construction and permanent Best Management Practices. Therefore, the proposed subdivision would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The project has been reviewed and is in compliance with the San Diego Municipal Code and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the SDMC. The site was constructed in compliance with all applicable geologic, engineering, and building code requirements, as reviewed under the construction permits issued for PCD No. 81. The proposed subdivision is consistent with the development regulations of the underlying zone of the Land Development Code regulations, and permitted requirements continue to govern this project. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public, health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. The proposed subdivision is in compliance with the approved PCD No. 81, and no additional development is proposed with this subdivision and no additional construction or grading is

permitted by this mapping action. The 12.78-acre site does not contain any easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. This application is a map action only creating condominium entitlement for a previously constructed commercial development. No new construction is proposed with approval of this project.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.36-acre parcel. The lot currently contains a restaurant and no development is proposed. No residential development is located on 12.78-acre site. The project is located in an urban, developed neighborhood and served by existing public infrastructure, including improved right-of-way and water, sewer, electrical and gas lines. The subdivision would not place a significant impact on public resources such as police, fire parks, and library resources. The decision maker has reviewed the administrative recording including reviewing the Tentative Map plans, environmental documentation, and public testimony and considered the effects of the proposed subdivision on the housing need of the region and determined that those need were balanced against the need for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1805107, hereby granted to Rancho Bernardo Plaza LLC, a California Limited Liability Corporation subject to the attached conditions which are made a part of this resolution by this reference.

By DERRICK JOHNSON D.J.
Derrick Johnson (D.J.)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006990

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP No. 1805107
BERNARDO CENTER DRIVE- PROJECT NO. 512554
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire March 4, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Map shall conform to the provisions of PCD No. 81.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those

exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the property within the TM boundary into 2 (two) Parcels shall be recorded with the County Recorder's office.
11. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

12. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
13. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83]
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006990

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Bernardo Center Dr. TM / 512554

SCH No.: N.A.

Project Location-Specific: 16785 Bernardo Center Drive, San Diego, California 92128

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Tentative Map for the proposed subdivision of a 12.78-acre lot to create a 0.362-acre parcel. The lot currently contains a restaurant and no development is proposed. The project site is located at 16781 Bernardo Center Drive in the CC-2-3 zone of the Rancho Bernardo Community Plan Area. Additionally, the project site is within the Very High Fire Severity Zone and Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Lot 11 of Bernardo Town Center Unit No. 3 per map 7376)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: John Michaelson, Rancho Bernardo Plaza, LLC, 1120 Silverado Street, San Diego, California 92037 (858) 729-9313

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15315 (MINOR LAND DIVISIONS)
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15315 (Minor Land Divisions) which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. Furthermore, the exceptions listed in 15300.2 would not apply.


Lead Agency Contact Person: (M. Dresser)

Telephone: (619) 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title Senior Planner

February 4, 2020

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Rancho Bernardo Community Planning Board

12463 Rancho Bernardo Road #523, San Diego, CA 92128

www.rbplanningboard.com

August 16, 2019

Derrick Johnson

City of San Diego, Development Services Department

1222 First Avenue, MS-302

San Diego, CA 92101

RE: Bernardo Center Drive TM; Project No. 512554; 16781/16785 Bernardo Center Dr.;
Rancho Bernardo

Dear Mr. Johnson:

On August 15, 2019, the Rancho Bernardo Community Planning Board (Board) considered the proposal for a Process 3 Tentative Map to subdivide a 12.78-acre lot to create a 0.362-acre parcel currently improved with a restaurant. The proposed lot, which would make this previously sold site a legal parcel, would include the existing restaurant and the surrounding sidewalk, no parking spaces. City approved agreements for access and parking with the owners of the remainder of the Lot 11 are in place. After a presentation and some questions, the Planning Board unanimously (11-0-0) approved a motion to recommend approval of this proposal.

Thank you for the opportunity to review and provide comments for this project. If you have any questions, please contact me at rbpbchair@gmail.com.

Sincerely,

Robin Kaufman

Robin Kaufman, Chair

Rancho Bernardo Community Planning Board



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

THE CITY OF SAN DIEGO

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

LOT 11 RESTURANT PM

Project Address:

____ BERNARDO CENTER DRIVE

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):

☐ 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:

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)
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Part II - To be completed when property is held by a corporation or partnership

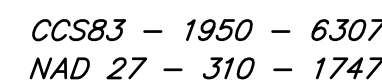
Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 77-0460496

☐ 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

<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): <u>Rancho Bernardo Plaza, LLC</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: <u>1120 Silverado Street</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: <u>La Jolla, CA 92037</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: <u>858 451-8857</u> Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): <u>John Michaelson</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): <u>Vice President</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : <u>[Signature]</u> Date: <u>9/1/16</u> </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: Fax No: </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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DEP#

TENTATIVE MAP No. 1805107

REMAINDER LOT
12.498 AC

LOT 11
MAP 7376

PARCEL 1
0.357 AC

EXISTING RESTAURANT
FOOTPRINT: 8,950 SQFT
HEIGHT 25.4 FT
CONSTRUCTED 1983

LOT 3
MAP 7077

LOT 12
MAP 7376

LEGEND

- RECORD DESCRIPTION N 78°48'15" E 48.25'
BOUNDARY PARCEL 1
BOUNDARY LOT 11
MONUMENTS
BLOCK WALLS AND FENCES
EXISTING STRUCTURE
WATER MAIN / SERVICE LINE
SEWER LINE

NOTES:

- NO OVERHEAD ELECTRICAL OR CABLE
NO EARTHWORK OR REVISIONS TO EXISTING DRAINAGE

PARKING CALCULATIONS

HISTORICAL
PLANNED COMMERCIAL DEVELOPMENT PCD No. 81 FILED 7-15-1980 ZONE CA
APPROVED SQUARE FOOTAGE 175,865 SQFT
APPROVED PARKING SPACES 879 SPACES
APPROVED PARKING SPACES / 1000 SQFT 5 SP/1000

EXISTING
EXISTING ZONING CC-2-3
EXISTING BUILDING SQUARE FOOTAGE 168,875 SQFT
COUNTED PARKING SPACES (SPGA PLAN 1981) 858 SPACES
ALLOWABLE SPACES PER PCD No. 81 5 SP/1000
ALLOWABLE SPACES PER CC-2-3 5 SP/1000
TABLE 142-05E MIXED USE DEVELOPMENT 5 SP/1000

REQUIRED SPACES PER PCD No. 81 & ZONE CC-2-3
168,875 SQFT X (5/1000) = 844.38 844 SPACES

THERE ARE [858-844] = 14 MORE SPACES THAN REQUIRED BY EITHER PCD No. 81 OR THE NEW ZONING DESIGNATION OF CC-2-3

SHARED PARKING CALCULATIONS FOR MIXED USE
THERE ARE 858 PARKING SPACES ON THE PROPOSED LOT 11 & PARCEL 3, PM 2054 (P3) AND NO PROPOSED PARKING SPACES ON PROPOSED PARCEL 1. ALL PARKING SPACES WILL BE WITHIN LOT 11/P3

P(A, B, C) = PA HA% + PB HB% + ...

BUILDING AREA OF LOT 11 & P3 LESS PROPOSED
LOT 11 159,925 SQFT
PROPOSED PARCEL 1 8,950 SQFT
TOTAL EXISTING BUILDING SQUARE FOOTAGE 168,875 SQFT

PROPOSED PARCEL 1 - SHARED PARKING
8,950 (5/1000) = 44.75 WEEKDAYS AND SATURDAY 44.75 SPACES
PROPOSED LOT 11/P3 - SHARED PARKING
159,925 (5/1000) = 799.63 WEEKDAYS AND SATURDAY 799.63 SPACES
TOTAL REQUIRED SPACES 844.38 SPACES

ALLOCATE AT LEAST 45 SPACES TO PROPOSED PARCEL 1. THE EXISTING ACCESS AND PARKING AGREEMENT (84-226623) LIMITS THE NUMBER OF PARKING SPACES ALLOCATED TO PROPOSED PARCEL 1 TO 65 SPACES, 20 SPACES MORE THAN THE REQUIRED 45 SPACES.

BENCH MARK

DESCRIPTION: BRASS PLUG TOP OF CURB
LOCATION: SOUTH EAST CORNER OF BERNARDO CENTER DRIVE & BERNARDO PLAZA DRIVE
RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL
ELEVATION: 507.414 DATUM: SAN DIEGO SEA LEVEL

PREPARED BY:

F. DAN RINEHART, RCE
RINEHART ENGINEERING
6431 CLEEVE WAY
SAN DIEGO, CA 92117
(858) 268-8401

PROJECT ADDRESS:

16759, 16761-87, 16773
BERNARDO CENTER DR.
RANCHO BERNARDO

PROJECT NAME:

LOT 11 PARCEL MAP

SHEET TITLE:

TENTATIVE MAP SHT 2

WORK ORDER NUMBER

TM# 1805107

10# 24006990

PTS# 512554

COORDINATES

CCS83 - 1950 - 6307

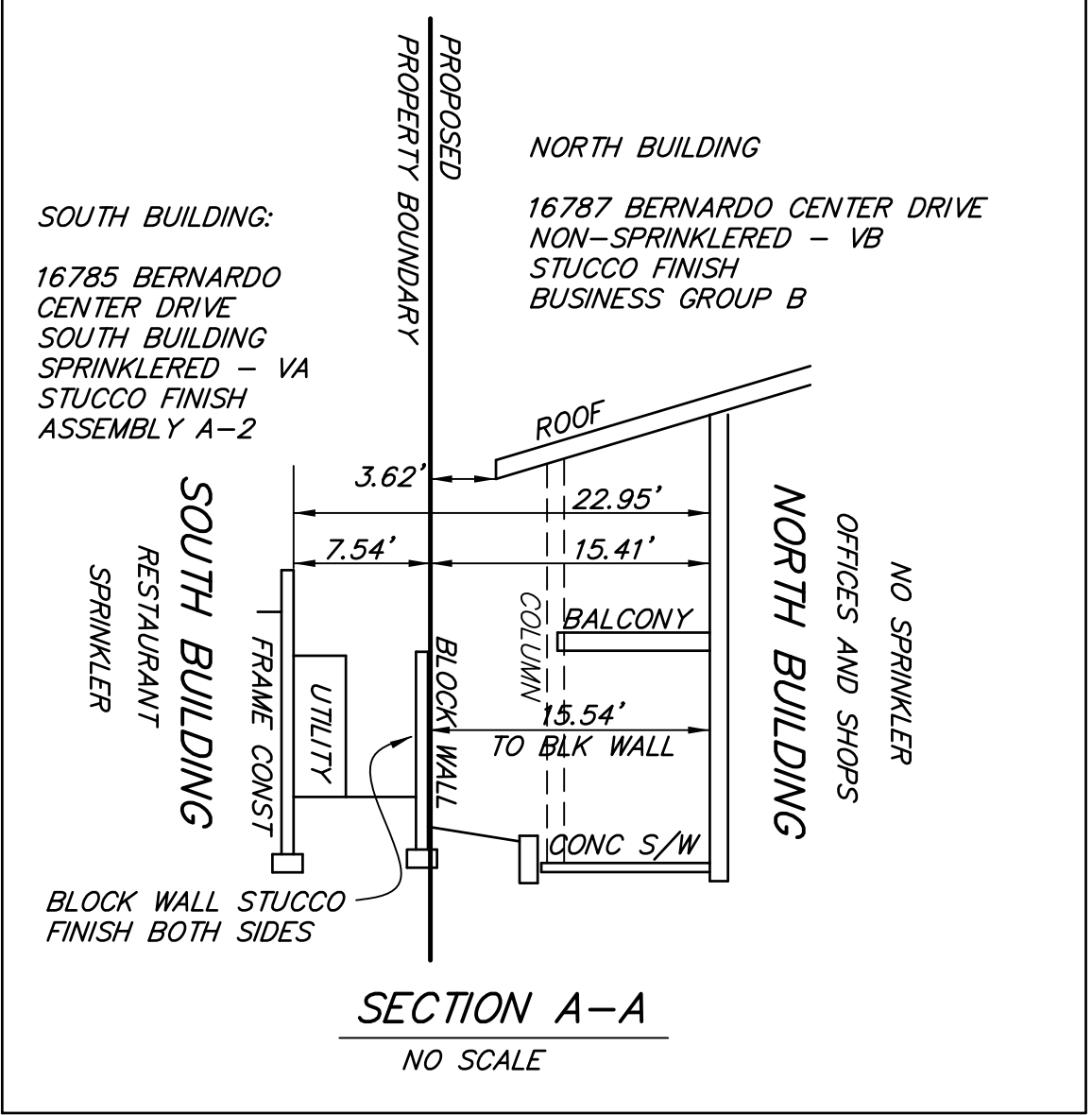
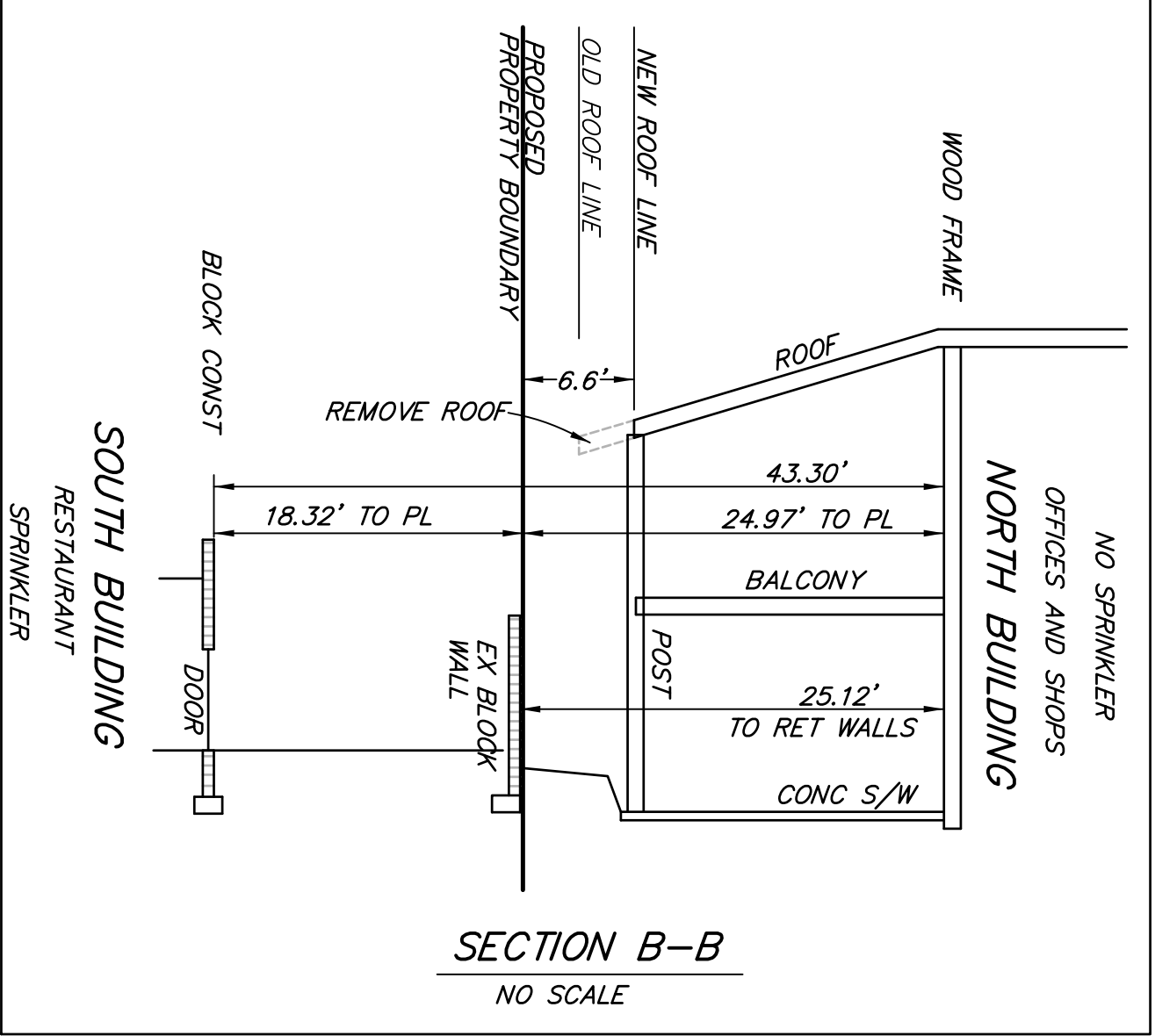
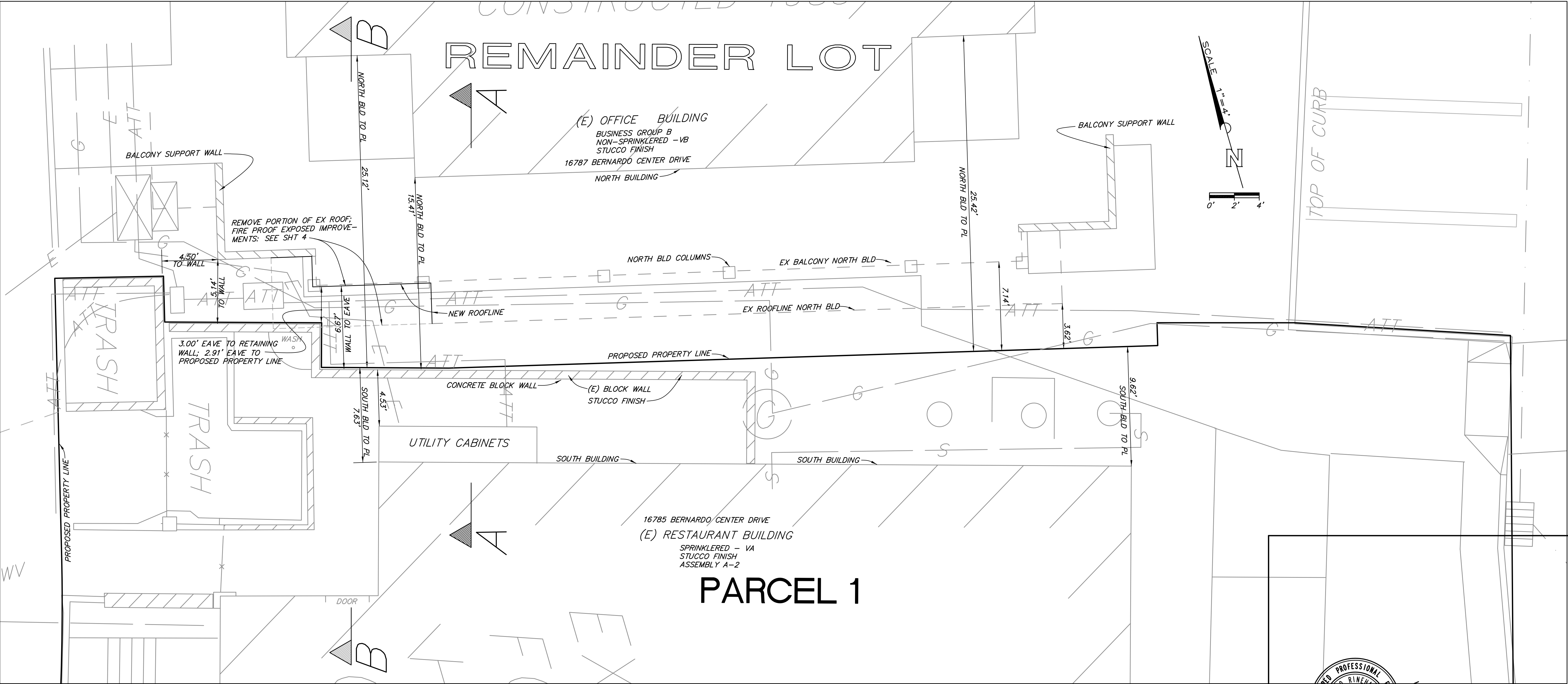
NAD 27 - 310 - 1747

REV. 14	
REV. 13	
REV. 12	
REV. 11	
REV. 10	
REV. 9	
REV. 8	
REV. 7	12/4/2019
REV. 6	9/12/2019
REV. 5	5/21/2019
REV. 4	8/20/2017
REV. 3	4/28/2017
REV. 2	2/18/2017
REV. 1	12/12/2016

ORIGINAL DATE: OCTOBER 10, 2016
SHEET 2 OF 4

DEP#

TENTATIVE MAP No. 1805107



DETAIL AREA BETWEEN BUILDINGS ON PARCEL 1 AND "NOT A PART"

SCALE: 1" = 4'



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16759, 16761-87, 16773
BERNARDO CENTER DR.
RANCHO BERNARDO

PROJECT NAME:
LOT 11 PARCEL MAP

SHEET TITLE:
TENTATIVE MAP SHT 3

WORK ORDER NUMBER
TM# 1805107
10# 24006990
PTS# 512554

COORDINATES
CCS83 - 1950 - 6307
NAD 27 - 310 - 1747

REV. 14	
REV. 13	
REV. 12	
REV. 11	
REV. 10	
REV. 9	
REV. 8	
REV. 7	12/4/2019
REV. 6	9/12/2019
REV. 5	5/21/2019
REV. 4	8/20/2017
REV. 3	4/28/2017
REV. 2	2/18/2017
REV. 1	12/12/2016

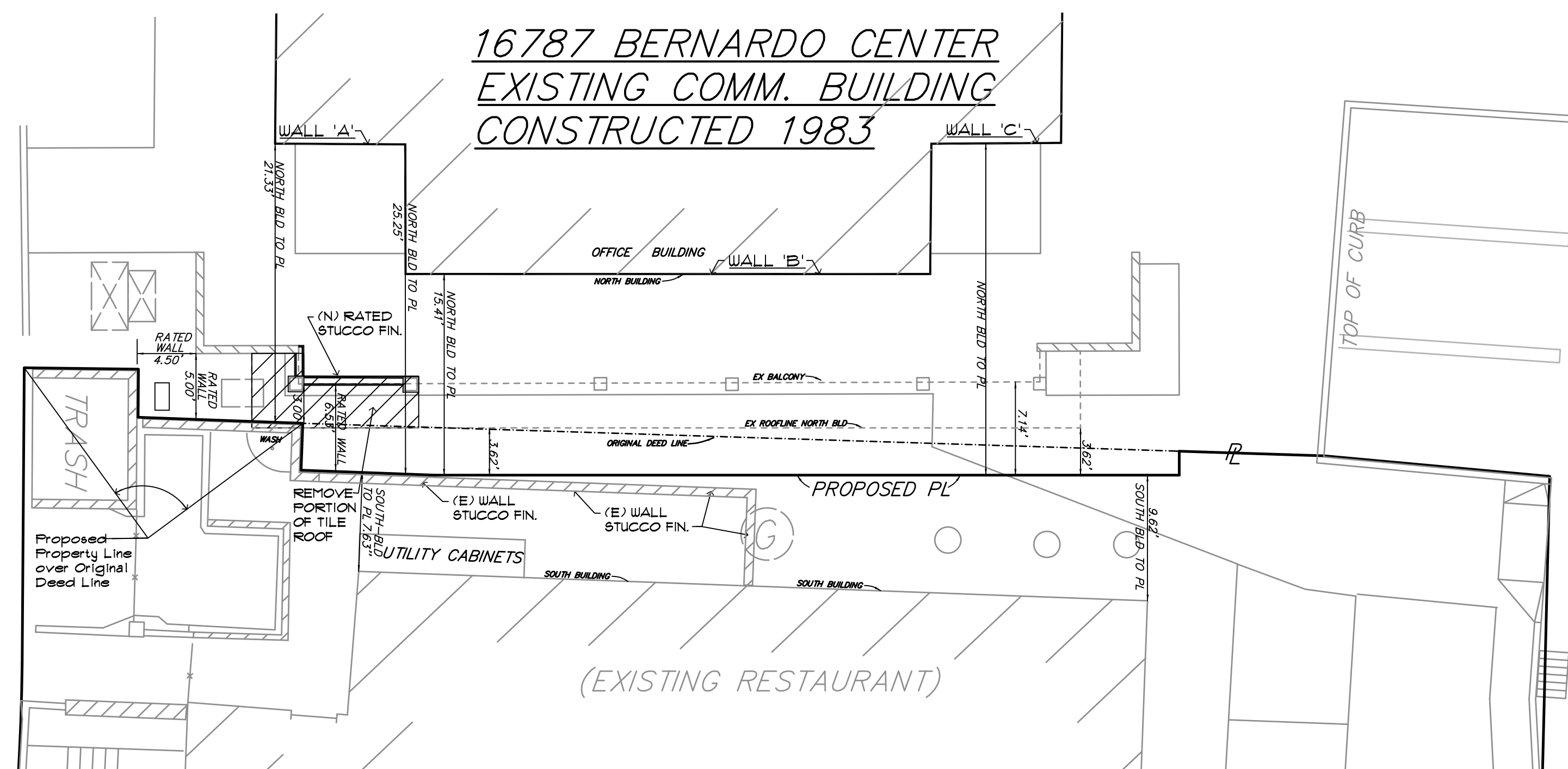
ORIGINAL DATE: OCTOBER 10, 2016
SHEET 3 OF 4

DEP#

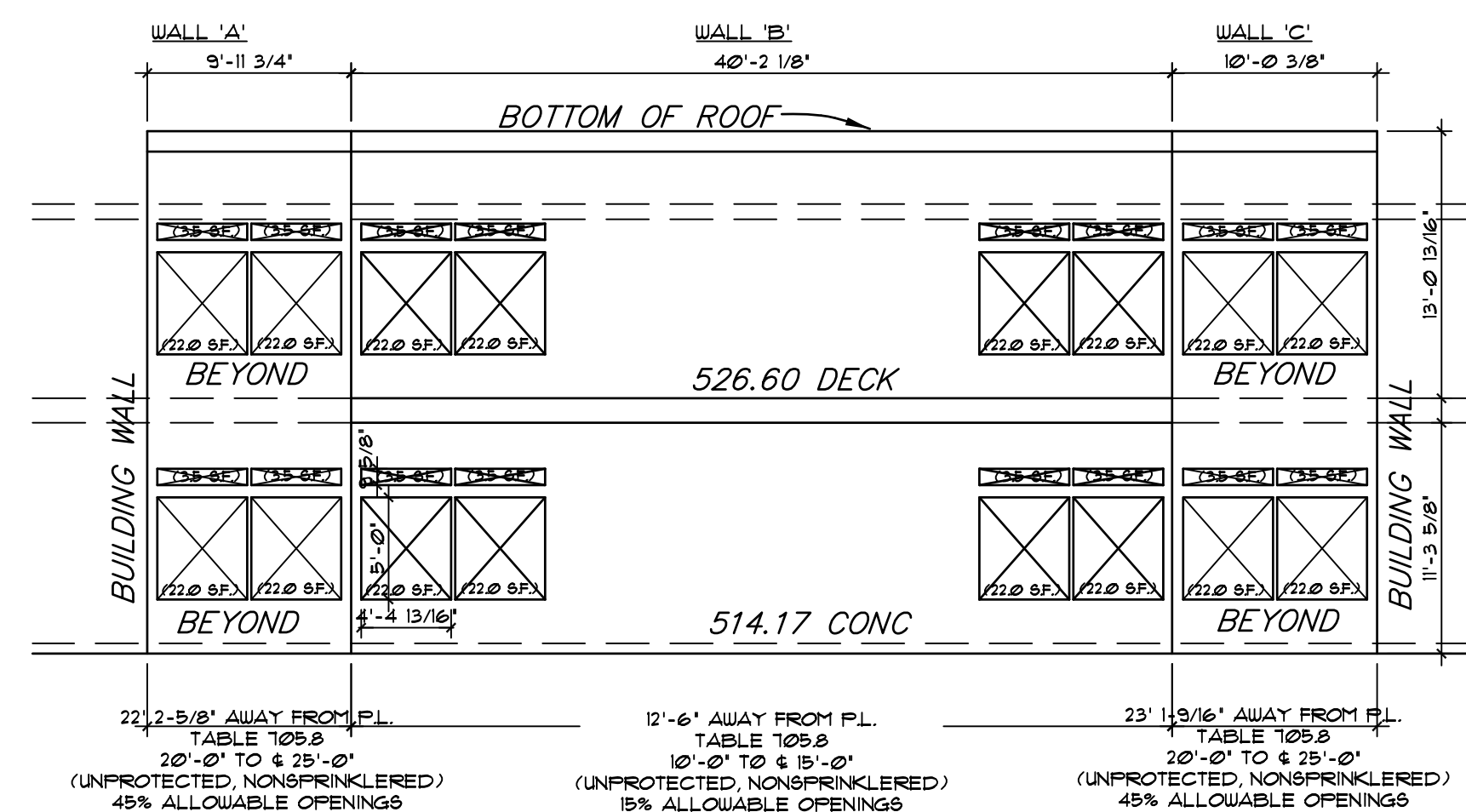
BENCH MARK	
DESCRIPTION:	BRASS PLUG TOP OF CURB
LOCATION:	SOUTH EAST CORNER OF BERNARDO CENTER DRIVE & BERNARDO PLAZA DRIVE
RECORD FROM:	CITY OF SAN DIEGO VERTICAL CONTROL
ELEVATION:	507.414 DATED: SAN DIEGO SEA LEVEL

RINEHART ENGINEERING
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TENTATIVE MAP No. 1805107



EXISTING NORTH BUILDING
16787 BERNARDO CENTER (EXISTING COMMERCIAL BUILDING)
SCALE: 1/8"=1'-0"



NORTH BUILDING - SOUTH SIDE ELEVATION
16787 BERNARDO CENTER (EXISTING COMMERCIAL BUILDING)
SCALE: 1/8"=1'-0"

WALL 'A'

FIRST FLOOR:
9' 11-3/4" X 11' 3-5/8" = 113 SF.
113 SF. X 70% = 131 SF. ALLOWED
(2) 3.5 SF. + (2) 22 SF. = 51 SF. EXISTING OPENINGS

SECOND FLOOR:
9' 11-3/4" X 13' 0-13/16" = 130.40 SF.
130.40 SF. X 70% = 91.28 SF. ALLOWED
(2) 3.5 SF. + (2) 22 SF. = 51 SF. EXISTING OPENINGS

WALL 'B'

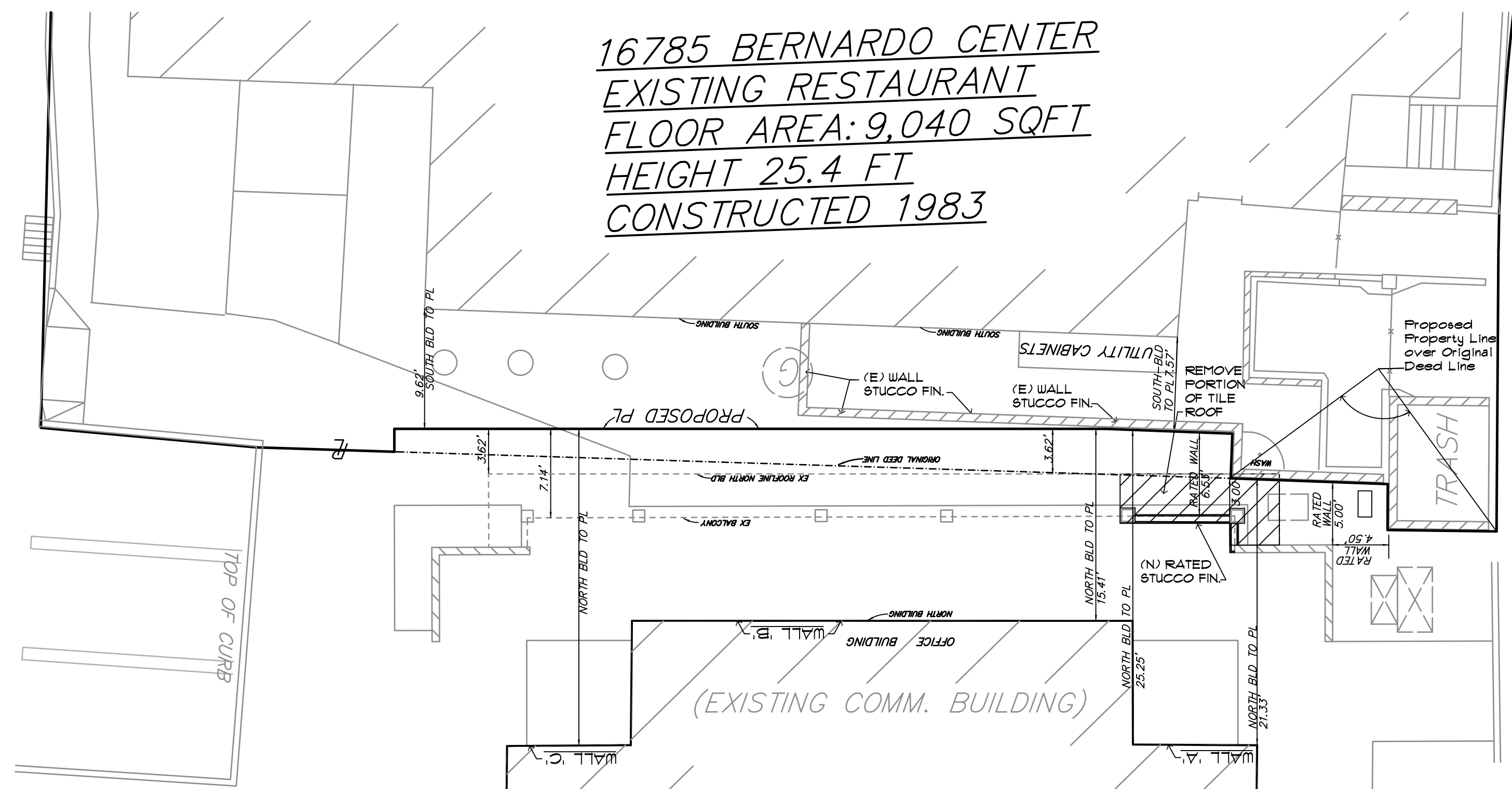
FIRST FLOOR:
40' 2-1/8" X 11' 3-5/8" = 454.08 SF.
454.08 SF. X 25% = 113.52 SF. ALLOWED
(4) 3.5 SF. + (4) 22 SF. = 102 SF. EXISTING OPENINGS

SECOND FLOOR:
40' 2-1/8" X 13' 0-13/16" = 525.02 SF.
525.02 SF. X 25% = 131.25 SF. ALLOWED
(4) 3.5 SF. + (4) 22 SF. = 102 SF. EXISTING OPENINGS

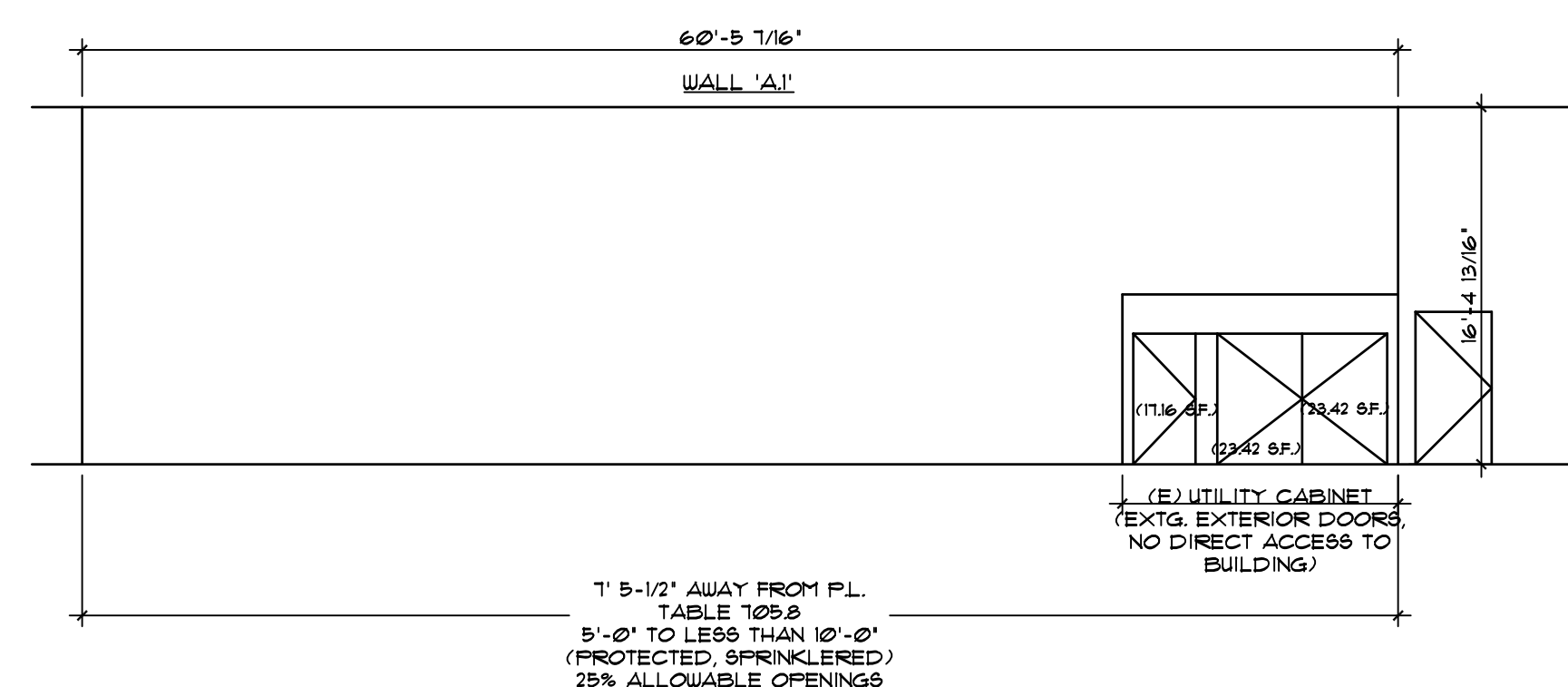
WALL 'C'

FIRST FLOOR:
10' 0-3/8" X 11' 3-5/8" = 113.31 SF.
113.31 SF. X 70% = 79.32 SF. ALLOWED
(2) 3.5 SF. + (2) 22 SF. = 51 SF. EXISTING OPENINGS

SECOND FLOOR:
10' 0-3/8" X 13' 0-13/16" = 131.08 SF.
131.08 SF. X 70% = 91.76 SF. ALLOWED
(2) 3.5 SF. + (2) 22 SF. = 51 SF. EXISTING OPENINGS



EXISTING SOUTH BUILDING
16785 BERNARDO CENTER (EXISTING RESTAURANT)
SCALE: 1/8"=1'-0"



SOUTH BUILDING - NORTH SIDE ELEVATION
16785 BERNARDO CENTER (EXISTING RESTAURANT)
SCALE: 1/8"=1'-0"

WALL 'A'

FIRST FLOOR:
6'0" 5-7/16" X 16' 4-13/16" = 991.49 SF.
991.49 SF. X 15% = 148.72 SF. ALLOWED
(2) 23.42 SF. + 171.6 SF. = 64 SF. EXISTING OPENINGS

NO OPENINGS AND NO DIRECT ACCESS TO (E) BUILDING
ALONG THIS SIDE OF THE BUILDING FROM EXTG. UTILITY CABINET
(2) 23.42 SF. + 171.6 SF. = 64 SF. EXISTING OPENINGS
NOT COUNTING THE UTILITY CABINET.

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TENTATIVE MAP SHT 4

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REV. 4	8/20/2017
REV. 3	4/28/2017
REV. 2	2/18/2017
REV. 1	12/12/2016

ORIGINAL DATE: APRIL 3, 2017
SHEET 4 OF 4

DEP#