



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 9, 2019 REPORT NO. HO-19-097

HEARING DATE: October 16, 2019

SUBJECT: MISS 3 MAP WAIVER, Process Three Decision

PROJECT NUMBER: [630433](#)

OWNER/APPLICANT: Lars Gullberg

SUMMARY

Issue: Should the Hearing Officer approve the creation of three residential condominiums, currently under construction and waive the requirement to underground existing off-site overhead utilities for the project, located at 3718, 3720 and 3722 Mississippi Street within the North Park Community Plan area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2310210.

Community Planning Group Recommendation: On June 18, 2019, the North Park Community Planning Committee voted 12-0-0 to recommend approval of the proposed project without conditions or recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15315 (Minor Land Division). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 12, 2019, and the opportunity to appeal that determination ended September 26, 2019 (Attachment 6)

BACKGROUND

The 0.235-acre (10,218-square-foot) site is located at 3718, 3720 and 3722 Mississippi Street (Attachment 1), north of Landis Street and east of Alabama Street, in the RM-1-1 Zone, and the Transit Priority Area, Transit Area, and Residential Tandem Parking Overlay Zones, within the North Park Community Plan (NPCP) area (Attachment 2). The NPCP designates the project site for Residential Low Medium-density at a rate of 10-15 dwelling units per acre, or 2-3 dwelling units on the site. The RM-1-1 Zone allows one dwelling unit per 3,000 square feet of lot area, or maximum of

three dwelling units on the subject site. The proposed three-unit residential condominium project is consistent with the allowed density per the underlying NPCP and the RM-1-1 Zone,

The residential complex is currently under construction pursuant to Building Permit No's. 1964484 and 1964445 issued on September 11, 2018, (Project No. [558351](#)) for the development of a two-story dwelling unit and a three-story residential duplex on a vacant lot. At the time of issuance of the ministerial construction permits under Project No. [558351](#) the applicant paid the Affordable Housing In-Lieu Fee for the residential development to comply with the Affordable Housing Regulations and paid the applicable Development Impact Fees for financing public facilities. During the ministerial review, the project was determined to be in compliance with the underlying zone regulations, including but not limited to, height, floor area ratio, parking, setbacks, and landscaping requirements.

DISCUSSION

PROJECT DESCRIPTION:

The project requires a Process Three, Tentative Map Waiver per San Diego Municipal Code (SDMC) Section [125.0120\(b\)\(1\)](#) to create three residential condominium units, currently under construction located on a previously mapped single parcel. In accordance with SDMC Section [125.0123](#), the decision maker may approve a tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code.

The project includes the creation of three residential condominiums, currently under construction, comprised of a three-bedroom, two-story dwelling unit, and a three-story residential duplex consisting of two, three-bedroom units. The project requires and provides three off-street parking spaces for each dwelling unit, each dwelling unit shall include parking for two vehicles inside attached garages and one surface parking space. The project does not propose any enlargements or expansion of use, or request any deviations. Public improvements include removal and replacement of a driveway curb cut from the Landis Street right-of-way and removal and replacement of portions of sidewalk along the Landis Street and Mississippi Street rights-of-way in conformance with ministerial construction permits issued under Project No. [557883](#), issued on July 25, 2018. The Tentative Map Waiver would allow the creation of three residential condominium units for ownership opportunities and does not affect the previous ministerial approvals. City staff has determined that the proposed subdivision is consistent with the development regulations of the underlying zone, including but not limited to height, floor area ratio, density, parking, setbacks and landscaping requirements.

COMMUNITY PLAN ANALYSIS:

The proposed creation of three residential condominiums is consistent with the NPCP goals and policies, including the compatibility of uses within established neighborhoods, continued revitalization and retention of residential neighborhoods, and development in proximity to transportation corridors. The project is compatible with the existing residential mix of single-family dwellings and multi-family dwellings, provides additional home ownership opportunities, and contributes to the revitalization of the existing residential neighborhood. Furthermore, the project

site is located within two blocks of University Avenue a recognized transportation corridor, and in proximity to regional transit opportunities.

WAIVER OF THE REQUIREMENT TO UNDERGROUND UTILITIES:

The project site is currently served by existing overhead utility lines running north to south adjacent to the rear property line. The City's Undergrounding Master Plan designates the site within North Park 11, surcharge funded with no estimated date of completion. Pursuant to SDMC Section 144.0240(b)(5), the applicant requests a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The project qualifies for the waiver in accordance to SDMC section 144.0242(c)(1)(B), as the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility

CONCLUSION:

City Staff has reviewed the application for the Map Waiver and has determined that the proposed subdivision is in conformance with adopted City Council policies and regulations of the Land Development Code, and the Subdivision Map Act. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5), and recommends the Hearing Officer approve the Map Waiver as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver 2310210, with modifications.
2. Deny Tentative Map Waiver 2310210, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

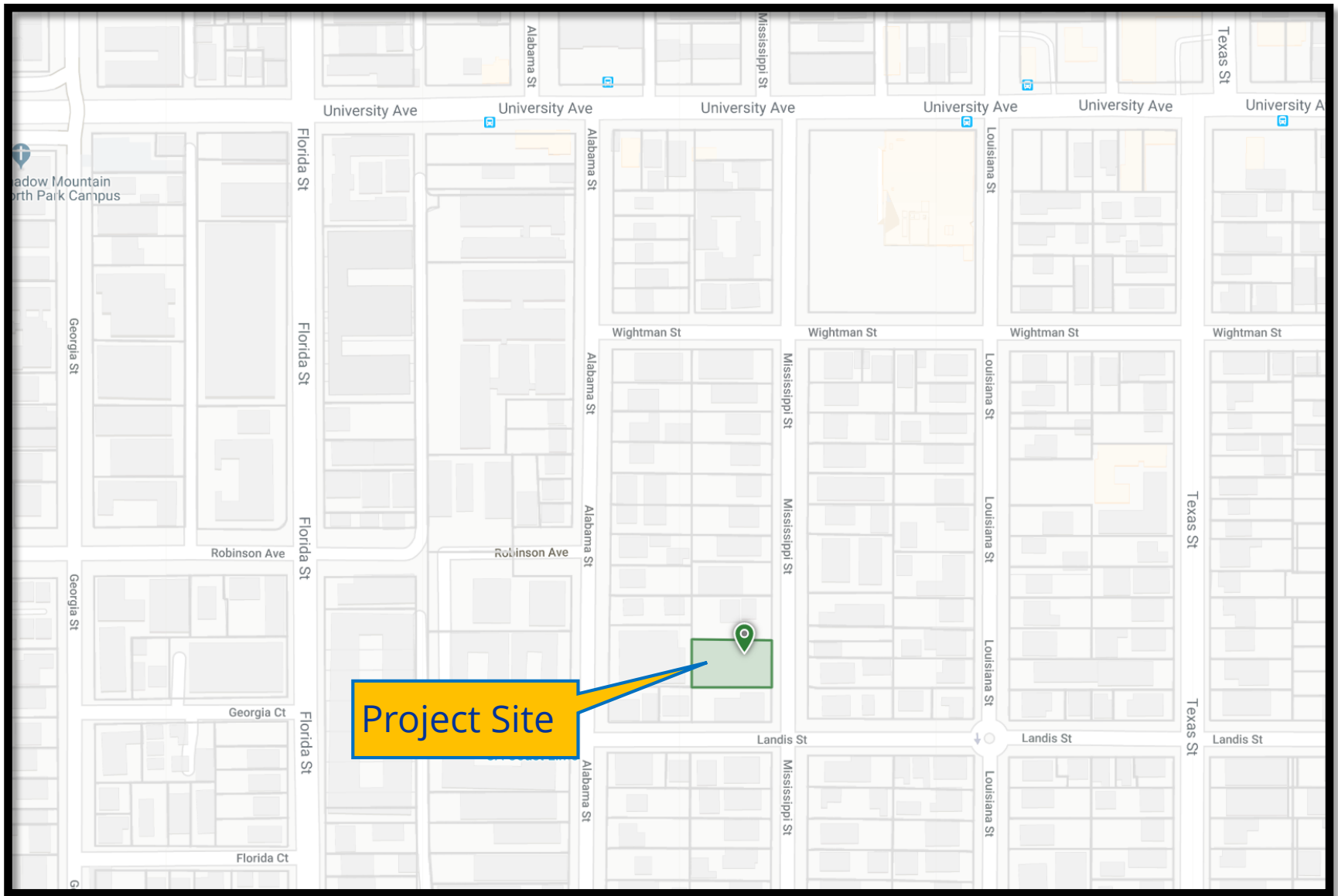
A handwritten signature in blue ink, appearing to be 'Bryan Hudson', written over a yellow rectangular highlight.

for
Bryan Hudson, Development Project Manager

Attachments:

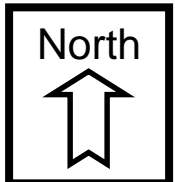
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation

8. Ownership Disclosure Statement
9. Map Exhibit – Tentative Map Waiver



Project Location Map

Miss 3 Map Waiver / 3718, 3720, 3722 Mississippi Street
PROJECT NO. 630433



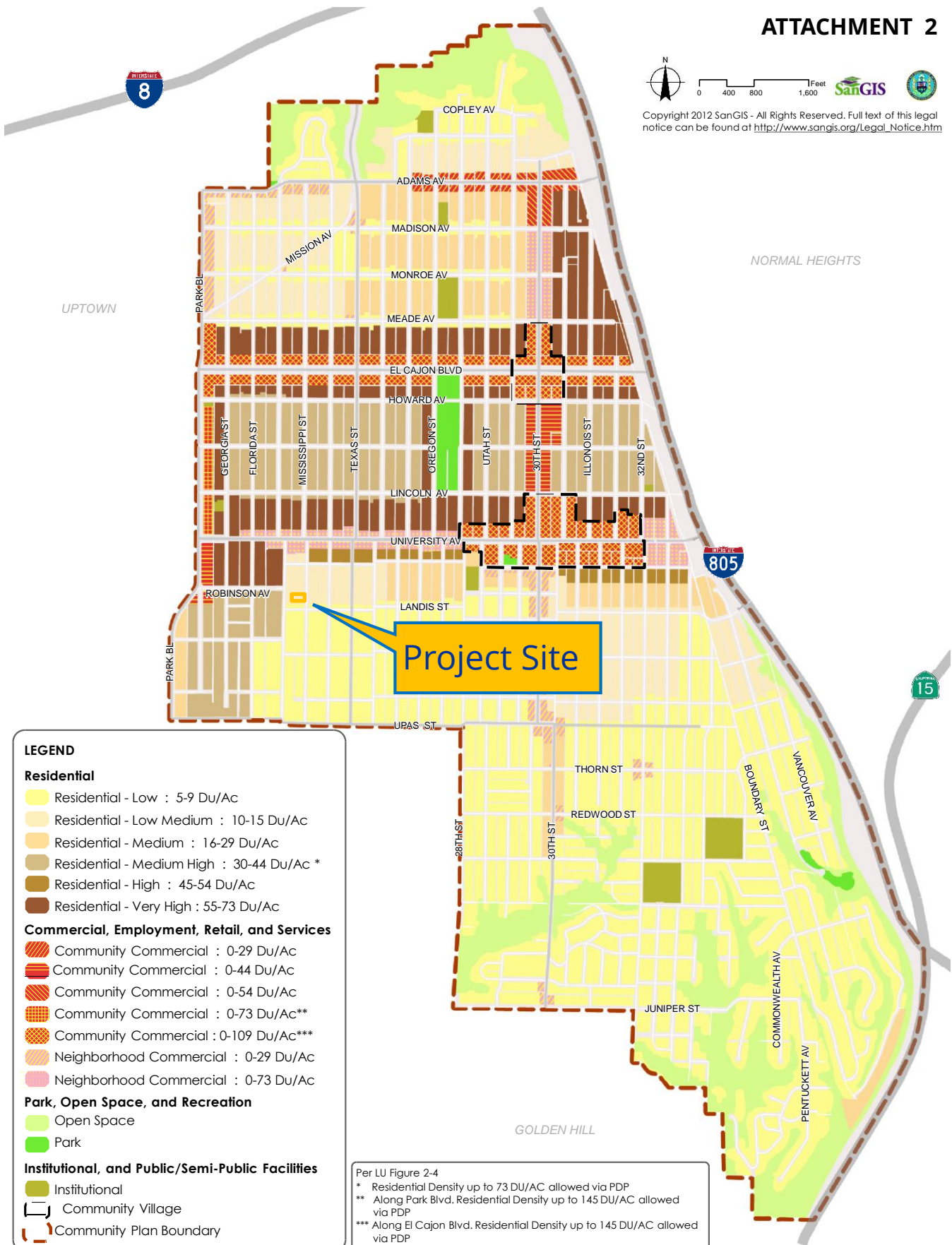


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SanGIS

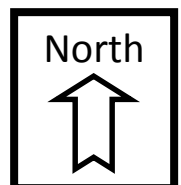


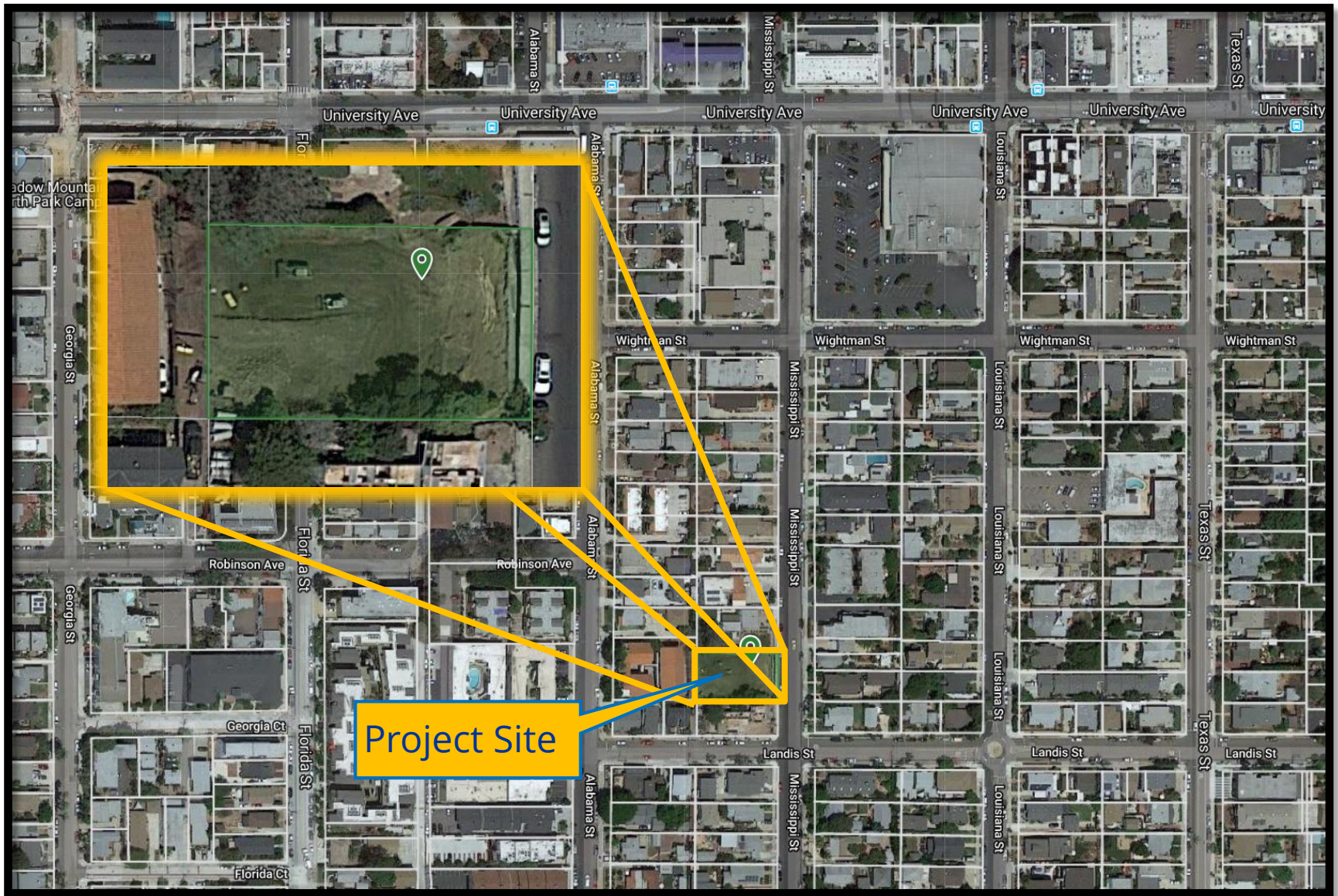
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Land Use Map

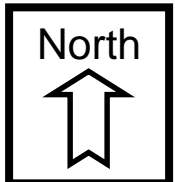
Miss 3 Map Waiver / 3718, 3720, 3722 Mississippi Street
PROJECT NO. 630433





Aerial Photo

Miss 3 Map Waiver / 3718, 3720, 3722 Mississippi Street
PROJECT NO. 630433



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 2310210 FOR
MISS 3 MAP WAIVER – PROJECT NO. 630433

WHEREAS, Lars Gullberg, Subdivider, and Erick L. Ricci, Engineer, submitted an application with the City of San Diego for Map Waiver No. 2310210, to waive the requirement for a tentative map for the creation of three residential condominium units currently under construction, consisting of a duplex and a single-family dwelling, and to waive the requirement to underground existing off-site overhead utilities. The project site is located north of Landis Street and east of Alabama Street, at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone within the North Park Community Plan area. The property is legally described as Parcel 1, of Parcel Map No. 21692, filed in the Office of the County Recorder of San Diego County, June 18, 2019 as File No. 2019-7000225; and

WHEREAS, the Map proposes the subdivision of a 0.235-acre site into three residential condominium units; and

WHEREAS, on September 12, 2019, 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 Guidelines Section 15315; 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, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the project consists of three dwelling units under construction for which Certificates of Occupancy have not been issued; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is three; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the project involving a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on October 16, 2019, the Hearing Officer of the City of San Diego considered Map Waiver No. 2310210, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to sections 125.0122, and 144.0240 of the San Diego Municipal Code 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 Map Waiver No. 2310210:

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

The proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, and the Transit

Priority Area, Transit Area, and the Residential Tandem Parking Overlay Zones, within the North Park Community Plan (NPCP) area.

On September 11, 2018, the City of San Diego approved the ministerial construction permits under Project No. 558351 for the development of a two-story dwelling unit and a three-story residential duplex, currently under construction.

The proposed creation of three residential condominiums is consistent with the NPCP goals and policies, including the compatibility of uses within established neighborhoods, continued revitalization and retention of residential neighborhoods, and development in proximity to transportation corridors. The project is compatible with the existing residential mix of single-family and multi-family dwellings, provides additional home ownership opportunities, and contributes to the revitalization of the existing residential neighborhood. Furthermore, the project site is located within two blocks of University Avenue a recognized transportation corridor, and in proximity to regional transit opportunities.

The NPCP designates the project site for Residential Low Medium-density at a rate of 10 to 15 dwelling units per acre, or two to three dwelling units on the site. The density per the RM-1-1 Zone allows one dwelling unit per 3,000 square feet of lot area, or three dwelling units onsite. The proposed project is consistent with the NPCP, the base zone allowed density, the regulations of the Land Development Code, and development regulations per the SDMC, including but not limited to height, setbacks, parking, landscape and floor area ratio. Therefore, the proposed subdivision and its design or improvements are 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 proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area.

On September 11, 2018, the City of San Diego approved the ministerial construction permits under Project No. 558351 for the development of a two-story dwelling unit and a three-story residential duplex on a vacant single lot currently under construction. During the ministerial review under Project No. 558351, the project was determined to be in compliance with the underlying zone regulations and requirements of the San Diego Municipal Code (SDMC), including but not limited to height, floor area ratio, parking, setbacks, and landscaping. The request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the project involving a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The Map Waiver would allow the creation of three residential condominium units for ownership opportunities and does not affect the previous ministerial approvals. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area.

The project site is a developed site that slopes from east to west, and is located in an urbanized neighborhood surrounded by similar single-family and multi-family development and is served by existing public improvements and public utilities. On September 11, 2018, the City of San Diego approved the ministerial construction permits under Project No. 558351 for the development of a 2-story residential single-family dwelling and a 3-story residential duplex on a vacant single lot currently being constructed by right in accordance with the base zone regulations of the SDMC.

During the ministerial construction permit review under Project No. 558351, the project was determined to be in compliance with the underlying zone regulations and requirements of the SDMC, including but not limited to height, floor area ratio (FAR), parking, setbacks, and landscaping. The Map Waiver proposes condominiums compatible to uses within the neighborhood and does not affect nor does it propose any deviations from the previously approved ministerial building permits under Project No. 558351. 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 proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area, within an urbanized neighborhood surrounded by similar single-family and multi-family development and is served by existing public improvements and public utilities. The site is not located within or adjacent to any watercourses, sensitive biological resources, the Multiple Habitat Planning Area (MHPA) or Environmental Sensitive Lands (ESL). The project was determined to be exempt from the California Environmentally Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Deviations). Therefore, the design of the subdivision is not likely to cause environmental damage or injure fish, wildlife or their habitat in a substantial or avoidable manner.

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

The proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area. The proposed Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The proposed subdivision has been reviewed and determined to be in compliance with the SDMC and the Subdivision Map Act. The Map Waiver includes conditions and corresponding exhibits of approvals relevant to adequate parking, public improvements, and the payment of applicable development fees in compliance with the regulations of the SDMC including the payment of in-lieu fees to comply with the City's Affordable Housing Regulations. At the time of issuance of the ministerial construction permits under Project No. 558351, the applicant paid the Affordable Housing In-Lieu Fee for the residential development to comply with the Affordable Housing Regulations and paid the applicable Development Impact Fees for financing public facilities. The proposed Map Waiver does not affect nor does it propose any deviations from the previously approved ministerial building permits issued under Project No. 558351.

The proposed subdivision is consistent with development regulations of the underlying zone and the Land Development Code regulations. Therefore, the design of the subdivision and 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 proposed project is located on a private lot with an existing sewer line easement and drainage facilities easement granted to the City of San Diego. The site has frontage on, and is accessed from, the existing improved Mississippi Street public right-of-way. The site also has frontage on and access from Landis Street public right-of-way. The proposed project does not include any new easements. Therefore, the design of the subdivision or the type of improvements would not conflict with 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 proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area.

The proposed Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

The residential development currently under construction is designed with architectural features and techniques incorporated into the construction which include overhangs that provide seasonal shading during summer months. The multi-story floor plans have operable windows which encourage passive cooling and natural air circulation. Roofing materials and insulation on the project provide additional energy conservation measures as required per the current building code standards. Additionally, the low sloped roofs for the buildings provide opportunities for the future installation of solar photovoltaic panels for conversion of usable electricity and solar thermal collector systems for water heating to reduce energy consumption. Therefore, the design of the proposed subdivision, to the extent feasible, provides for future passive or natural heating and cooling opportunities.

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 proposed Map Waiver is for the subdivision of an existing single mapped parcel to create three residential condominium units currently under construction, and to waive the requirement to underground existing off-site overhead utilities. The 0.235-acre site is located at 3718, 3720 and 3722 Mississippi Street, in the RM-1-1 Zone, within the NPCP area. The proposed Map Waiver is to create residential units for individual ownership with no enlargement or expansion of use.

All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out urbanized community with adequate existing infrastructure, the project does not include additional development of the property and no other modifications to the site or structures are requested with this subdivision. On September 11, 2018, the City of San Diego approved the ministerial construction permits under Project No. 558351 for the development of a two-story dwelling unit and a three-story residential duplex on a vacant single lot currently being constructed by right in accordance with the base zone regulations of the SDMC. At the time of issuance of the ministerial construction permits under Project No. 558351 the applicant paid the Affordable Housing In-Lieu Fee for the residential development to comply with the Affordable Housing Regulations and paid the applicable Development Impact Fees for financing public facilities.

The project is consistent with the NPCP policies to provide a diverse mix of housing types and developing within the vital central area near University Avenue which will promote pedestrian connectivity and access to existing transportation corridors. There are no significant impacts related to traffic, parking, noise, or other environmental impacts. Therefore, the decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the

proposed subdivision on the housing needs of the region and those needs were balanced against the needs for public services and the available fiscal and environmental resources.

That said 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, Map Waiver No. 2310210, including the waiver of the requirement to underground existing offsite overhead utilities is hereby granted to Lars Gullberg, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Bryan Hudson,
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions
Internal Order No. 12002110

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2310210
MISS 3 - PROJECT NO.630433
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire October 31, 2022.
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 Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, 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.

NOTE: 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 to avoid delaying the recordation of the Certificate of Compliance.

5. 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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall construct the required Public Improvements per the approved Right-of-Way Permit No. 1962592, Project No. 557883, Drawing No. 40178-D, including new curbs, gutters, sidewalks and driveway.
7. 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.

ATTACHMENT 5

8. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver 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

9. "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).
10. "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."
11. Every Certificate of Compliance 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.
12. Prior to the recordation of the Certificate of Compliance, a survey monument field inspection shall be conducted to ensure that all property corners are marked with durable survey monuments,

If survey monument(s) is/are missing, each must be replaced with a new monument, and a Corner Record shall be filed with the County Surveyor's office or Record of Survey (whichever is applicable) shall be filed with the County Recorder, both pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the recordation of the Certificate of Compliance.
13. Prior to the recordation of the Certificate of Compliance, all conditions in the Tentative Map Waiver Resolution of Approval must be satisfied.

ATTACHMENT 5

INFORMATION:

- The approval of this Map Waiver 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 U.S.C. § 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 Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver 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. 12002110

NOTICE OF EXEMPTION**ATTACHMENT 6**

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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 NO.: 630433

PROJECT TITLE: Miss 3 MW

PROJECT LOCATION-SPECIFIC: 3718, 3720, and 3722 Mississippi Street, San Diego, CA 92104

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Tentative Map Waiver to create three residential condominium units for a duplex and detached single dwelling unit that are currently under construction. The 0.23-acre site is located in the RM-1-1 base zone, within the North Park Community Plan and Council District 3.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Lars Fredrik Gullberg, 2400 Kettner Blvd. #234, San Diego, CA 92101; 858-405-7800.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL
() DECLARED EMERGENCY
() EMERGENCY PROJECT
(☒) CATEGORICAL EXEMPTION: SECTION 15315: MINOR LAND DIVISIONS

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15315 of CEQA Guidelines. Section 15315 applies to the division of property in urbanized areas zoned for residential use into 4 or fewer parcels when the division is in conformance with the General Plan and zoning, does not require a variance or exception, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a subdivision in the last 2 years, and the average slope of the property is not greater than 20%. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Brunette

TELEPHONE: (619) 446-5379

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



MARK BRUNETTE, SENIOR PLANNER

OCTOBER 1, 2019
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

June 18, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org
info@northparkplanning.org

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Chelsi Sparti	Melissa Stayner	Matt Stucky	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4	5		6	7	8		9		10	11	12
Late															
Absences		1	1	1	1	1				1		2			

2. Modifications to the NPPC Agenda

- a. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*

- i. Urban Design/Project Review. Members present: Melissa Stayner, Aria Pounaki, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.

- 1) **Map Waiver at the Miss 3 Project (Process 3).** Map Waiver to create three (3) residential condominium units for a property currently under construction at 3718-3722 Mississippi Street. The site is located in the RM-1-1 Base Zone of the North Park Community Planning Area. PTS. 630433. Applicant: Lars Fredrik Gullberg. **SUBCOMMITTEE MOTION:** *To approve the map waiver for the properties on 3718, 3720I, 2722 Mississippi Street due to the desirability of homeownership within the community for stability. The NPPC disagrees strongly with the practice of "Duel Tracking" which allows projects to initially be permitted as apartments and then entitled as condominium. This is a loss of opportunity for the input from the community at a time when it could have made a difference. Stayner/Steppke 6-1-0 (Gebreselassie)*

MOTION: To Approve Consent Agenda. Gebreselassie /UD&PR on consent 12-0-0

3. **Agenda:** Adoption of the June 18, 2019 NPPC Agenda. **MOTION:** To approve June 18, 2019 Agenda as modified. Gebreselassie/Wilde 11-1-0
4. **Minutes:** Approval of the May 14, 2019 Minutes. **MOTION:** To approve May 14, 2019 Meeting Minutes. Stucky/Wilde 10-0-2 (Doster and Gould abstained because they were not present at that meeting)
5. **Treasurer's Report:** Chelsi Sparti/Randy Wilde. \$1050.26 in the Account. Two checks are going out this month: \$30.79 for business cards and \$200 for our annual donation to the church for use of meeting space.

II. Non-Agenda Public Comment

1. Alan Bennett, Florida Canyon Enhancement. Three other people seeded their time to Mr. Bennett to speak. Florida Canyon is a beating heart of our beautiful city. It has been overrun with up to 50% of non-native plants that are hindering continued growth of native plants in a park that has already seen over 400 acres taken away

from it over the years. We need to spread the wealth in a neutral and unbiased manner. Mr. Bennett proposes that this division be based on percentage of acreage of the parks total area. There are 1,043 acres in Balboa Park, Florida Canyon has 150 acres so by Mr. Bennett's calculations Florida Canyon should get 15% or \$1.5 million of the "recovered maintenance funds".

2. Pat Sexton, 30th St. Parking removal. Ms. Sexton believes that a better option for the bike lane, would be to place it on Utah St. Ms. Sexton has gathered over 900 signatures among residents, businesses and property owners. Ms. Sexton would like the NPPC to rescind their approval vote and recommendation to the mayor.
3. Judy Aboud, Cam Martinez, James Tuttle, and Pablo Romaneneo, bike lanes on 30th. Spoke against the 30th St. parking removal.

III. Announcements & Event Notices

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Port of San Diego Master Plan Update (PMPU).** Several dates and locations starting at 5:30 p.m. As part of the 90-day review period for the Discussion Draft of the PMPU, the Port is hosting a series of events, titled - "The Future of San Diego Bay: A Community Discussion." More info at: <https://www.portofsandiego.org/pmpu>
3. **Hess Fest – Hess Brewing Anniversary Party.** June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
4. **Pure Water Day Open House.** June 22, 10 a.m. to 3 p.m. North City Water Reclamation Plant, 4949 Eastgate Mall, San Diego, CA 92121. Tours last approximately one hour and include an introductory presentation and a walking tour of the facility. At the end of the tour, participants have the opportunity to taste a sample of the purified water. RSVP at <https://apps.sandiego.gov/ereg/purewatersd/courses.php?grp=public>
5. **First Annual Scoop San Diego Ice Cream Festival.** June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
6. **Scoping Meeting for Transit Priority Area Housing and Infrastructure Incentive Program** Scoping Meeting for Preparation of Program Environmental Impact Report (PEIR), Wednesday, June 26 from 2 p.m. to 4 p.m. at the Mission Valley Library Community Room, 2123 Fenton Parkway, San Diego, CA 92108. The City is proposing a housing incentive program that includes an ordinance that would amend the San Diego Municipal Code to incentivize housing, construction, affordability, and supply, along with other related implementing actions. The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR. More info at: https://www.sandiego.gov/sites/default/files/nop_for_tpa_housing_program.pdf
7. **Normal School Property Visioning Workshop #2,** Thursday, June 27 at 6 p.m., Eugene Brucker Education Center Auditorium, 4100 Normal St., San Diego, CA 92103
8. **19th Annual Taste of Adams Avenue.** Saturday, June 30, 11 a.m. to 3 p.m. More than 48 participating establishments. More info at: www.tasteofadams.com
9. **Bird Park Summer Concerts.** July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
10. **Mission Valley Community Plan Update Final Program Environmental Impact Report.** Available at: <https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents>

IV. Elected Official & Planner Reports

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, jawad.albaghdadi@mail.house.gov. Maria Guadalupe Bojorquez-Gomez gave the report on behalf of Jawad. Most recently, Congresswoman Davis joined her colleagues in support of HR5, the Equality Act, to strengthen anti-discrimination protections for LGBTQ Americans. The Equality Act includes Susan's bill HR 874, the Juror Non-Discrimination Act, to prohibit the removal of a person from a jury due to their sexual orientation or gender identity. Susan also voted in support of HR 9, the Climate Action Now Act, to block President Trump from pulling America out of its commitment to the Paris Agreement, in addition to HR 986, the Protecting Americans with Pre-Existing Conditions Act. In May, Susan cosponsored legislation to enhance the quality of child protective services (HR 2480) & to prohibit the buying or possession of guns for individuals who have been convicted of hate crimes (HR 2708). This past Saturday at Congresswoman Davis' Global Policy Series event on climate change, she announced that she will be cosponsoring the Green New Deal. She hopes that all the energy and momentum of its supporters will continue to push for action.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov, Update on SB 50, SB 330, and SB 592 that will be discussed later on the agenda.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov. Not present but report sent ahead of the meeting and read to the public. This month, the Senate and Assembly gathered their list of priorities for the Governor's budget. The Governor, Pro Tem Atkins, and Speaker then met to finalize the budget and it passed both houses by the June 15th deadline. The Governor now has until the end of the month to

sign the budget. We are fortunate to have Pro Tem Atkins advocating for San Diego. Here are some specific wins in the budget for the region:

- a. \$9 M for Liberty Station, Historic Building 178 renovation
- b. \$8.2 M for Balboa Park Botanical Building restoration
- c. \$400,000 for Balboa Park International Cottages construction
- d. \$6.13 M for Del Mar Bluffs stabilization
- e. \$5 M for Caltrans Environmental Impact Assessment for Suicide Deterrent Barrier of San Diego-Coronado Bridge
- f. \$21 M for Park Boulevard Rail Crossing
- g. \$1.5 M for Department of Parks and Recreation Oceanography Program
- h. \$250,000 for San Diego Unified School District to support Homeless Students
- i. \$6.7 B for Homeless Youth Emergency Services and Housing Program
- j. \$250,000 for Homelessness Prevention for North County Cities
- k. \$5 M for Jackie Robinson YMCA Aquatic Center

There is still one more week to donate to “Skivvies for Stand Down”. There are 22 drop-off locations throughout the district where you can leave your donations of new underwear for our veterans and their families experiencing homelessness. We will be taking these donations to Stand Down, a program of the Veterans Village of San Diego, on June 26th.

4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 TRenner@sandiego.gov. 1) The City Council approved the proposed budget for FY2020 which includes historic investments in infrastructure, homelessness and neighborhood services. Funding for the construction of the North Park Mini-Park was secured, as were funds for a dedicated transit-only lane on El Cajon Blvd. The Mayor directed City staff to follow NPPC’s recommendation to implement fully protected bike lanes on 30th Street. 2) Jefferson Joint-Use Park will be closed during the day for the next two weeks for playground upgrades. 3) San Diego Unified School District will be holding a community meeting on the potential redevelopment of the Education Center at 4100 Normal St on Thursday, June 27th at 6:00pm.
5. **Elizabeth Ocampo Vivero, Planning Department**, 619-236-6301, EOcampo@sandiego.gov. The Planning Department continues to work on multiple community plan updates, including: Clairemont, Kearny Mesa, University, and Mission Valley. The Mission Valley Community planning group recently voted in support of the community plan. The plan will be heard by the city of San Diego planning commission on Thursday June 20, 2019. The next community plan update to get started will be the College area. The Planning Department has been awarded a SANDAG grant to develop land use, urban design, and mobility concepts for the college area community.

V. Information Item

1. **SANDAG 2021 Regional Plan.** The San Diego Association of Governments (SANDAG) is meeting with organizations throughout San Diego County to present and discuss the bold new transportation vision for our region. Jennifer Williamson, SANDAG Senior Planner gave a presentation.

As the first major step to developing a bigger and bolder transportation vision, key strategies (known as the 5 Big Moves) will set the framework for a new transportation vision for our region that will help meet the San Diego region’s environmental goals, add capacity to the freeway system, and create compelling transportation alternatives to driving. The 5 Big Moves are: 1) Complete Corridors; 2) Transit Leap; 3) Community Hubs; 4) Flexible Fleet; 5) Next OS.

The board had multiple questions regarding implementation, timelines and funding. A few key questions that were asked

Q: When will there be light rail to the airport? A: In the near future

Q: Lane assignments? A: We need to gather data first, no promise as to when this will happen

SANDAG will be hosting bi-weekly webinars on each of the 5 Big Moves. For more info and all upcoming webinars please visit <https://www.sdforward.com/about-san-diego-forward/developing-the-2021-regional-plan>

VI. Action Items

1. **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue as shown on Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. SUBCOMMITTEE MOTION: *To approve the Right-of-Way Vacation, Neighborhood Development Permit & Site Development Permit for 3605 Wilshire Terrace with the condition that the City reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to*

connect pedestrians to Wilshire Terrace, and to be in compliance with the North Park Community Plan Policies RE-1.5 & RE-4.8 as it pertains to finding recreational opportunities for vacations of “paper streets”.
Vidales/Taylor 5-2-0 (Hill and Pounaki voting no)

Son Nguyen, civil engineer and applicant’s representative gave a presentation. Several neighbors were present and made comments.

- Sean Cahall. We would like to see a stairway built through instead of having the developer grab the land to just give access to their property. There is no access to the park from this street. The stairwell proposal is in compliance with the NPPC Community plan policy RE-1.5 and RE-4.8 which talk about evaluating the utilization of paper streets as a future park, open space opportunities, or pedestrian passage.
- Randy Walsh. Would like to see a more holistic approach to the whole area.
- Frances Sitta. The area is a target for homeless. If a stairwell is built it will be harder for the homeless to build a tent.
- Marylyn Green. If there is an emergency there is no other way out, supports the stairway.

After board discussion the following motion was made:

MOTION: NPPC Supports the street vacation and requests the developer to incorporate the community’s desire to maintain the pedestrian right of way connectivity within their design.

Sparti/Kahvazadeh 9-2-1 (Voting No: Spencer & Gebreselassie; Abstention: Velasquez due to not enough information)

2. **Capital Improvements Program (CIP) – Prioritization of Projects.** Community Planning Groups are tasked to do outreach in May and June of 2019 and submit a list of prioritized projects to the Community Planners Committee and to the City by July 2 in order to be included in the 5-year plan. Projects were previously discussed at May and June PF&T subcommittee meetings. *SUBCOMMITTEE MOTION:* To recommend the following top 5 priorities for North Park in the Capital Improvement Program: (1) Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan; (2) Roundabout or other feasible improvements at the El Cajon Blvd./Park Blvd./Normal St. intersection to include pedestrian and bicycle safety improvements; (3) University Heights Library relocation to the Normal School Teachers Annex building; (4) Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.; (5) Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents. 19 additional projects are recommended as low priorities and are described in an attached list. Vidales/Steppe 7-0-0

Vicki Granowitz suggested swapping item NPPC ID# C (University Heights Library relocation) with NPPC ID# X (North Park Library reconstruction). CIP Priorities should be allocating money in North Park first because the University Heights library relocation proposal would move the library from the North Park planning area to the Uptown Planners area. The existing North Park Library is in bad shape and should be higher on the list. After further discussion the following motion was made:

MOTION: To replace NPPC ID #C (university Heights Library relocation) with NPPC ID #X (North Park Library redevelopment) in the top 5 priorities. To support the list of top five priorities as following:

1. *Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan*
2. *Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety improvements*
3. *North Park Public Library #1 redevelopment*
4. *Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.*
5. *Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents.*

Along with 19 other projects identified as low priorities in the attached list, for a total of 24 projects
Gebreselassie/Gould 10-2-0 (Voting No: Doster and Kahvazadeh)

3. **SB 330, SB 50 & SB 592.** SB 50 proposes to override local zoning laws to allow higher density housing construction in residential areas, particularly those near major transit hubs, job centers, and schools. They would also allow multi-family units on infill lots in single family zones. SB 330 proposes prohibit jurisdictions with low supplies and high costs of housing from enacting initiatives or referendums that would downzone properties, impose building moratoria, or limit the number of permits issues. SB 592 currently has incorporated language from SB 50 and SB 330. This item is to be voted at June 25 Community Planners Committee (CPC) meeting.

Members of the public:

- Marisa Tucker. Encourages NPPC to set a precedent for the other community boards and speak up
- Alan Bennett. You can always speak up, and need to or they will start rubber stamping plans

Board discussion:

Board members support the California state legislature's ongoing efforts to solve the housing crisis. Because the CPC presentation appeared to be from one point of view, the following motion was made:

MOTION: NPPC requests that CPC hears presentations from subject matter experts on current state legislation to address the housing crises. Sparti/Pounaki 11-0-1 (Gebreselassie abstained because he does not think it is right to make decisions on what other bodies have already voted on)

VII. NPPC Reports

1. **Chair's Report**

- a. **Community Planners Committee (CPC).** Tuesday, July 23, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:

<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>

- i. Wireless Ordinance. Under this ordinance, new cellular facilities in the public right-of-way within existing or new poles would be allowed without review. Design Guidelines would be needed otherwise new poles will not match exiting poles where we have acorn style lighting. Item referred to Public Facilities & Transportation subcommittee and North Park Main Street.
- ii. SB 330, SB 50 & SB 592. Discussed earlier in the meeting.

2. **Liaisons Reports**

- a. Balboa Park Committee (BPC). Vicki Granowitz. (1) City to release a Request for Proposals (RFP) for Inspiration Point. There will be a workshop on the Inspiration Point RFP on July 11, 2019, at 6 pm. (2) Molly Chase, Chief of Staff for Councilmember Chris Ward gave an overview of Budget Priorities. Councilmember Ward will be doing a press conference to ask the Mayor to reallocate the \$9.5 million that had been set aside for the Plaza De Panama (PDP) Project to be allocated for bathrooms and roofs in Balboa Park. (3) Vicki Granowitz presented Rene Smith's report on the decrepit condition of the bathrooms in the Park, and the BPC unanimously passed a motion in support of the proposal to reallocate the PDP money to Park bathrooms and roofs. (4) Discussion of draft bylaws has been deferred to a future meeting. (5) There will be no BPC meetings in June, July & August.

The rest of the reports were not given due to time constraints

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, July 16, 2019

IX. **Adjournment,** Meeting adjourned at 9:12p.m.

Minutes submitted by Marc Gould

2019 Capital Improvement Program (CIP) Project Priorities for North Park

June 18, 2019

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
A	Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan	North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St)	Implement the Short Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Short Term plan includes the following: For 29th Street modify the west side to create a 16' wide drop-off area and raised planters in front of the North Park Theatre, and add a 24' wide Mini Park Promenade with raised planters in front of the Mini Park; plant new trees with North Park branded tree grates in front of the North Park Theatre. For Granada Ave from North Park Way to University Ave. plant new trees with North Park branded tree grates. For North Park Way from 29th St. to Utah St. plant new trees with North Park branded tree grates except in front of the Mini Park. For Utah St. from Gunn St. to University Ave. plant new trees with North Park branded tree grates. This assumes CIP No. B-17102 has already been constructed.	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,	1
B	Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety Improvements	El Cajon Blvd. at Park Blvd. and Normal St.	Construct a roundabout or other feasible improvements to improve safety for pedestrians and bicyclists. This is a very complex intersection involving three major traffic corridors that creates an extremely hazardous crossing condition for pedestrians. More safety improvements are needed to create a better walkability & bicycling environment.	Impact Fee Study Page B-4, Item 2d & Community Plan Page 192, Table 12-4 Item 6 (Street, Traf. Signal, Signage and Traf. Calming)	2
C	North Park Public Library #1	3795 31 St., San Diego, CA 92104	This project provides for planning, design, and construction of a new 25,000 square-foot library to replace the existing facility at 3795 31st Street. The plan is to construct a 3-story building on the present site.	Impact Fee Study Page B-7, Item 2 (L-1) & Community Plan Page 193, Table 12-4 Item 6 (Public Facilities)	3
D	Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.	Robinson Avenue, north and south sides of the street, between Florida Street and alley east of Florida Street	Convert the entire existing "paper street" or "unimproved asset" to a street division-maintained asset going forward and completely improve the street to current City specifications or better. Scope to include, but not limited to: Extend, rebuild, regrade, replace, restripe and re-sign the entire section of street and any portion of the alley required to support inbound and outbound traffic patterns and enhance vehicle, pedestrian and bicyclist navigability, safety and flow; install sidewalks, curbs and street lights with as much underground wiring as possible; install necessary drainage to prevent street runoff from accumulating or entering private property; install any retaining walls or road barriers necessary to support the construction, protect drivers or protect private property abutting the subject street; and, replace or install landscape to enhance the aesthetics of the project and immediate surrounding area. This project should not preclude the implementation of the SANDAG Mid-City Bike Corridor segment on Robinson Ave.		4
E	Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents	North Park Neighborhood Park, 4044 Idaho St., or other suitable project location	Creation of an off-leash dog area would involve fencing off a section of an existing park and creating a boundary to incorporate two different off-leash areas—one for a small dogs and another larger one for big dogs. Separate entry gates would be required – an example is Amici Park in Little Italy. Complete fencing around the perimeter of the designated area or natural barriers that prohibit dogs from leaving the area. A standard feature is a double-entry gate system with a gated waiting area for the dog and human to enter, remove the dog's leash and then open the gate to the main off-leash area, reversing the process for exiting. Types of surface used whether natural or artificial turf or engineered wood fiber to gravel require maintenance and renewal and choices depend on weather, drainage and current conditions. Other considerations are a dog waste plan, seating for humans, shade, signage, visual attractiveness, especially from outside the parks. Off-leash dog runs require less space and require a fenced long confined area suitably wide enough for dogs to move freely. The City of San Diego has standards for either type.		5
F	El Cajon Blvd. West End Pedestrian Improvements	El Cajon Blvd. at Hamilton St., Idaho St., Kansas St., and Ohio St.	Enhanced Crosswalks on El Cajon Blvd. at Hamilton St., Idaho St., Kansas St. and Ohio St. per conceptual plan from KTU&A. Project can be phased per intersection. CIP No. B-15210		6

2019 Capital Improvement Program (CIP) Project Priorities for North Park

June 18, 2019

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
G	Adams Ave. from Texas St. to Kansas St. Flood Control, Storm Drain & Pedestrian Improvements	2888 - 2448 Adams Avenue	Adams Ave. from Texas St. to Kansas St.: Flood Control, Storm Drain & Ped. Improvements, including pop-outs at Safe Route to School crossing at Oregon St.	Impact Fee Study M-8	6
H	Portion of the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park	North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St)	Implement a portion of the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Install corner bulb-outs at North Park Way at the intersections with 29th Street and Granada Avenue taking into consideration both the North Park Mini Park and Streetscape Improvements Project. CIP No. B-17102	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8	6
I	Long Term Plan within the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park	North Park Way (Granada to 29th St), 29th St (University to North Park Way)	Implement the Long Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Long Term plan includes the following: For 29th Street modify the west side to create a 46' wide North Park Theatre Plaza in front of the North Park Theatre, add special paving for travel lanes; add special paving for travel lanes in front of Mini Park. For North Park Way add 16' wide planters in front of the Mini Park. This assumes both CIP No. B-17102 and the Short Term Plan from the Streetscapes Master Plan of July 2012 have already been constructed.	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,	6
J	Oregon Street Linear Park per Figure 4-1 of Community Plan	Pershing Ave. and Oregon St.	The project connects community gathering places such as parks and school. The Oregon Street Linear Park connects Our Lady of Peace School (Copley Street in the North), Garfield Elementary, North Park Community Park, Alba School, Jefferson Elementary, North Park Mini Park, and Morley Field (Upas Street in the South). Emphasis on a pedestrian and bike safe "Greenway", using pop-outs wherever possible to increase bike and pedestrian safety, and incorporating all possible sustainability features, including best practices in water run-off management, water wise plantings, permeable pavements, etc. This is a "Safe Routes to School" corridor, connecting multiples schools and park facilities. By narrowing or making one-way the car lanes, create safe separated bike "track" to be shared by bikes and skateboards, improve pedestrian environment, include public art, pocket parklets and create a linear park usable by all ages of residents to help with North Park's severe park deficit. Design to retain residential parking (possible angled or head-in parking to be used as traffic calmer) and be sensitive to residential & institutional needs along the corridor.	Community Plan page 56, Figure 4-1, Item F	6
K	Corner bulb-outs at 30th St. and Howard Ave.	30th Street and Howard Avenue	Install corner bulb-outs at 30th Street at the intersection with Howard Avenue to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.	Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7	6
L	Corner bulb-outs at 30th St. and North Park Way	30th Street and North Park Way	Install corner bulb-outs at 30th Street at the intersection with North Park Way to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.	Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7	6
M	Traffic Circles at Upas St. and 30th St.	30th St. at Upas St.	Support the construction of traffic circles or other feasible traffic calming improvements at Upas Street and 30th Street. Add signage and striping as appropriate	Impact Fee Study page B-4, Item 2b & Community Plan page 192, Table 12-4, Item 4 (Street, Traffic Signal, Signage and Traffic Calming Improvements)	6


2019 Capital Improvement Program (CIP) Project Priorities for North Park

June 18, 2019

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
N	Gateways Monuments per Figure 4-1 of the North Park Community Plan	Planning Area boundaries East/West streets at Adams Ave/Meade/El Cajon/Howard/Lincoln/University/Upas: North/South Streets at Texas & Adams/Upas & 28th/30th & Juniper	North Park Gateways: Enhance the gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1, Page 57 of the North Park Community Plan for locations)	Impact Fee Study Page B-4, Item 4 & Community Plan Page 57, Table 4.1 & Page 192, Table 12-4 Item 8	6
O	Morley Field Drive from Park Blvd to Upas Street Traffic Calming and Pedestrian Improvements	In Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive to Florida St.	Add sidewalks, lighting, curb ramps, and crosswalks at locations including but not limited to the following: in Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive from Park Blvd to Florida St.	Impact Fee Study Page B-2, Item 5.d & Community Plan Page 191, Table 12-4 Item 13	6
P	Upas Street from 28th Street to Alabama Street and 28th Street from Upas Street to Maple Street Pedestrian Improvements, Planted Parkways, and Parking	Within the neighborhood edge of Balboa Park along 28th and Upas Streets	Provide 8' wide sidewalks and 10' planted parkways and security lighting with the neighborhood edge of Balboa Park along 28th Street (from Upas Street to Maple Street) and along Upas Street (from 28th Street to Alabama Street) and provide parallel parking adjacent to the curb to connect the neighborhood edge with the surrounding community.	Impact Fee Study Page B-3, Item 8.a & Community Plan Page 191, Table 12.4 Item 16	6
Q	North Park Neighborhood Park - Adult Center	2745 Howard Avenue, San Diego, CA 92104	Adult Center Demolition at North Park Neighborhood Park. Replace and expand the existing adult center to provide 3,000 square feet, with recreation facilities designed to accommodate a variety of community oriented meeting and recreation programs for adults.	Impact Fee Study Page B-9, Item 8 (P-7) & Community Plan Page 118, Table 7-1	6
R	North Park Neighborhood Park - Recreation Center	4044 Idaho St, San Diego, CA 92104	Replace and expand the existing recreation center to provide a 17,000 square feet recreation facility (possibly add second story); provide improvements and ADA upgrades. In the interim, redesign current foyer to serve as lobby area for recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room. CIP No. P-18001	Impact Fee Study Page B-8, Item 7 (P-6) & Community Plan Page 118, Table 7-1	6
S	Cedar Ridge Mini Park Upgrade & Rehabilitation	1702 Pentucket Avenue, San Diego, CA 92104	Upgrade Tot lot to State and Federal accessibility safety guidelines. Improve facilities for families to recreate safely with their children and for children to play.	Impact Fee Study P-19, Page 25 and Community Plan Table 7-1, Page 117	6
T	Bird Park 2nd Phase Art Elements Installation	Bird Park/North East section of Balboa Park/Between Pershing Drive & 28th Street, near Upas Street	Bird Park (Balboa Park Equivalency) design implementation, Phase 3, Implement the full Design of Bird Park per the GDP; including entrance arbor, mosaic tables, gazebo, landscape and other hardscape elements designed to complete the intended Bird shaped design.	Impact Fee Study Page B-11, Item 14 (P-10) & Community Plan Page 120, Table 7-1	6
U	North Park Mini Park	On North Park Way Behind the North Park Observatory Theater 2891 University Ave	Provides for implementation of the 0.53 acre Mini Park as shown in the General Development Plan on property behind the North Park Theater. Will provide drainage mitigation for an area that lacks storm drains leading to flooding in the project area. CIP No. S-10050	Impact Fee Study Page B-7, Item 3 (P-13) & Community Plan Page 117, Table 7-1	6
V	Morley Field Recreation Center Development (within Balboa Park)	2221 Morley Field Dr	Support the design and construction of a new 26,392 square feet recreation center to accommodate community meetings, gymnasium, recreation and fitness programs, and restrooms, consistent with the recommendations in the Balboa Park East Mesa Precise Plan.	Impact Fee Study Page B-6, Item 1 & Community Plan Page 118, Table 7-1	6
W	Bud Kearns Aquatic Complex Expansion (within Morley Field area of Balboa Park)	2229 Morley Field Drive, San Diego Ca 92104	Preservation and restoration/renovation of the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building facilities to meet the needs for the community. The new facilities should augment and be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse. CIP No. S-17000	Impact Fee Study Page B-10, Item 11 (P-5) & Community Plan Page 118, Table 7-1	6

2019 Capital Improvement Program (CIP) Project Priorities for North Park June 18, 2019

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
X	University Heights Library relocation to the Teachers Training Annex 1 building	4193 Park Boulevard, San Diego Ca 92103	Library: Adaptive reuse of the Nationally Designated Historic Building Teachers Training Annex 1, located on the San Diego Unified School District at 4100 Normal Street, as a Joint Use Library to replace the 2nd North Park/University Heights Branch Library with a larger facility sharing the building with the San Diego Unified School District. The current University Heights Branch Library located at 4193 Park Blvd. at Howard Ave. is too small to adequately serve the local community. The San Diego Unified School District's Board of Trustees unanimously approved in July 2018 a resolution attached to its November School Bond to provide funding to "Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint-use library or community education facility to support students and neighborhood families" and to "Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use activities to support students and neighborhood families".	Community Plan page 109, Policy PF-1.6	6

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM
			DS-318
			October 2017

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: MISS 3 **Project No. For City Use Only:** 630433
Project Address: 3718, 3720 & 3722 MISSISSIPPI ST., SAN DIEGO, CA. 92104

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ 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: LARS FREDRIK GULLBERG ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2400 KETNER BLVD. #234
 City: SAN DIEGO State: CA. Zip: 92101
 Phone No.: (858) 405-7800 Fax No.: - Email: GULLBERG@ARTIFEXWEST.COM
 Signature: [Signature] Date: 4.23.19
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: LARS FREDRIK GULLBERG ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2400 KETNER BLVD. #234
 City: SAN DIEGO State: CA. Zip: 92101
 Phone No.: (858) 405-7800 Fax No.: - Email: GULLBERG@ARTIFEXWEST.COM
 Signature: [Signature] Date: 4.23.19
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

MAP REF MATERIAL

ATTACHMENT 8

DOC# 2016-0055671



Feb 08, 2016 03:58 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$95.00

PCOR: YES

PAGES: 2

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Lars Gullberg
1839 Washington Place
San Diego, CA 92103

Space Above This Line for Recorder's Use Only

A.P.N.: 453-021-28-00

File No.: 107-036021 (DCH)

Title Order No.: 5092441-4

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$77.00; CITY TRANSFER TAX \$;

- [☒] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [☒] City of San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **James W. Sterritt, Successor Trustee of the Sterritt Trust Agreement Dated May 1, 1990**

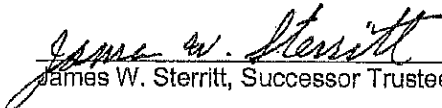
hereby GRANTS to **Lars Gullberg**, a married man as his sole and separate property

the following described property in the City of **San Diego**, County of **San Diego**, State of **California**:

LOTS 20, 21 AND 22 IN BLOCK 5 OF PAULY'S ADDITION, ACCORDING TO THE MAP THEREOF NO. 65, FILED IN COUNTY RECORDER'S OFFICE APRIL 1, 1873. ALSO ALL THAT PORTION OF THE WEST 10 FEET OF MISSISSIPPI STREET, LYING EAST OF AND ADJOINING SAID LOTS, AS CLOSED TO PUBLIC USE BY ORDINANCE NO. 4285 ADOPTED NOVEMBER 21, 1910 BY THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.

Dated: February 04, 2016

James W. Sterritt, Successor Trustee of the
Sterritt Trust Agreement Dated May 1, 1990


James W. Sterritt, Successor Trustee

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: 02/04/2016

A.P.N.: 453-021-28-00

File No.: 107-036021 (DCH)

Title Order No.: 5092441-4

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SSCOUNTY OF San Diego)

On February 5, 2016 before me, Sabrina Gana., Notary Public, personally appeared
James W. Sterritt

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

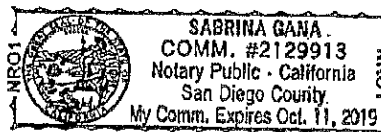
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

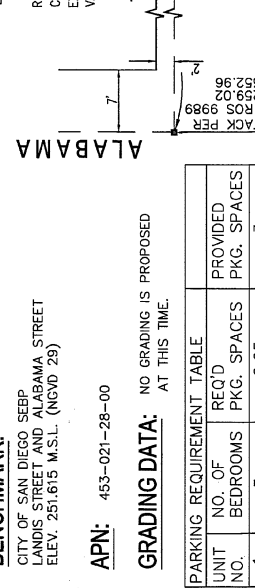
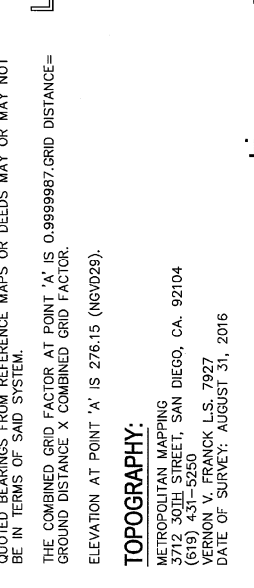
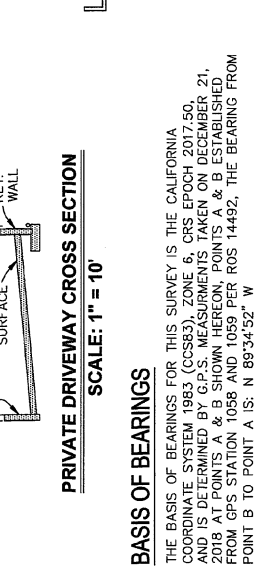
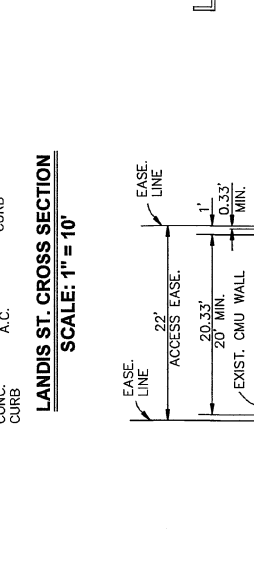
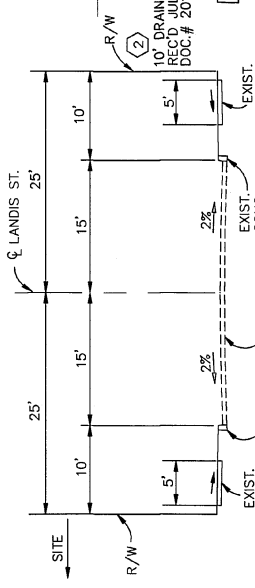
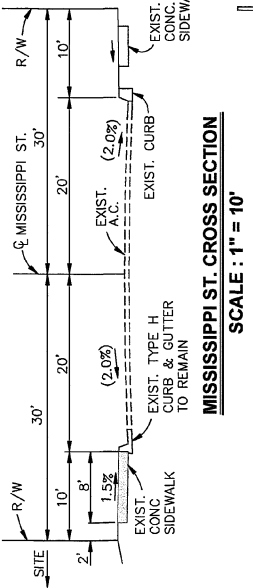
Signature

Sabrina Gana

This area for official notarial seal.



TENTATIVE MAP WAIVER No. 2310210 EXHIBIT

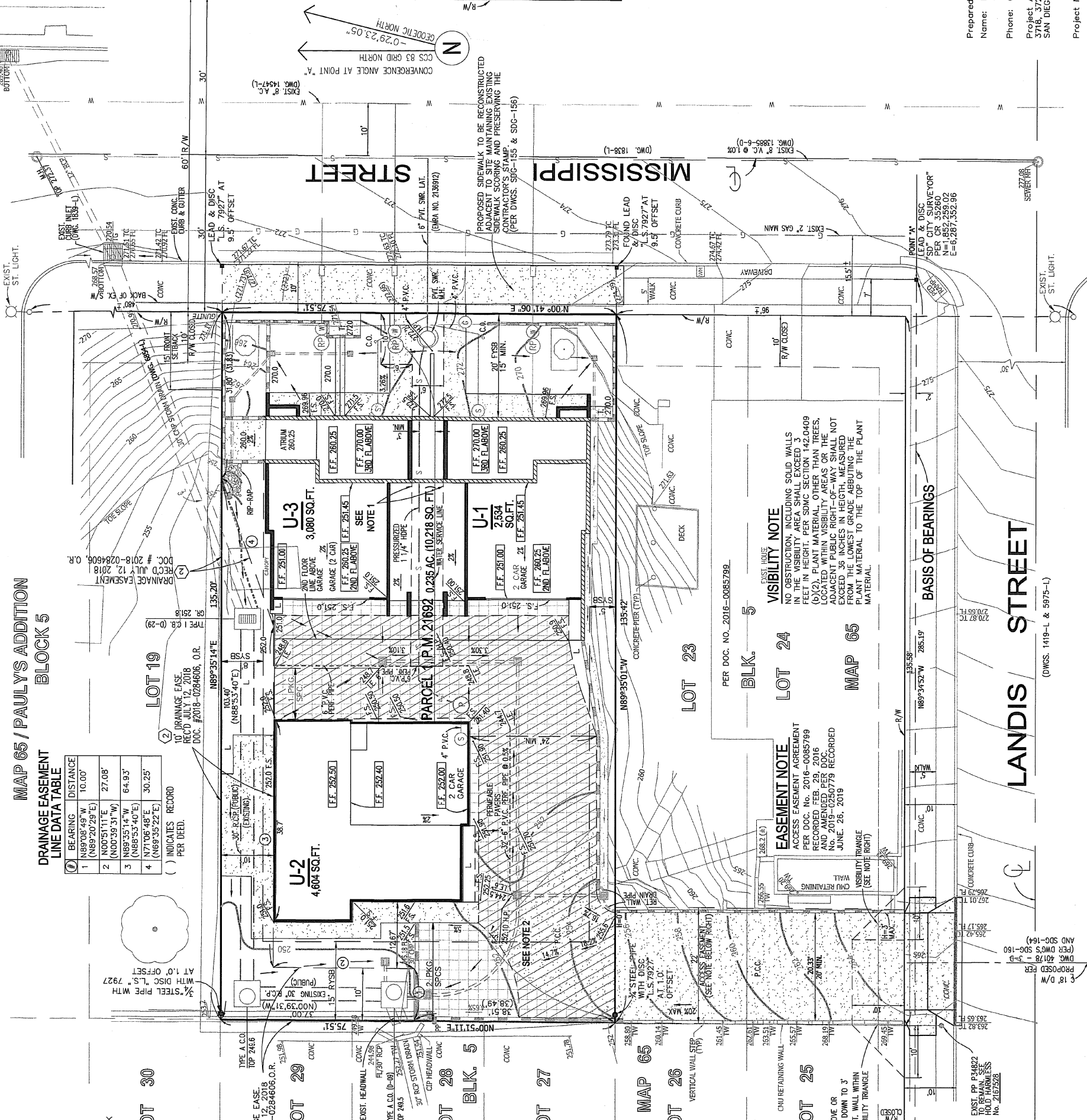


E. RICCI, CIVIL ENGINEERING
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
3103 FALCON STREET, SUITE C
SAN DIEGO, CA. 92103
(619) 298-3183

DESIGNED BY: E.L.R.
DRAFTED BY: T.T.N.
ENGINEER OF WORK: *E. Ricci*
JOB No. 18-1018 SHEET 1 OF 1

PROFESSIONAL ENGINEER
No. 32103
Exp. 12/31/20

10' 0 10 20 30
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP No. 21692, RECORDED JUNE 18, 2019 IN THE COUNTY OF SAN DIEGO RECORDER'S OFFICE AS DOC. No. 2019-700022.

OWNER / APPLICANT:
LARS FREDRIK GULLBERG
2400 KETNER BLVD. #234
SAN DIEGO, CA. 92101
(658) 405-7800

DATE: 9.6.19

LEGEND

ITEM SYMBOL

CONTOUR LINE (270-39)

GROUND ELEVATION (274-39)

STORM DRAIN PIPE

WATER MAIN

WATER SERVICE

RIGHT-OF-WAY LINE

ACCESS EASEMENT LINE

PROPERTY LINE/JMW BOUNDARY

PROPOSED ACCESS EASEMENT

FOUND SURVEY MONUMENT AS DESCRIBED, PER P.M.21692

WATER SERVICE WITH BACKFLOW DEVICE

SEWER LATERAL

GAS SERVICE

NOTES:

- PROPOSED PRIVATE 8 FT. WIDE UTILITY ACCESS EASEMENT FOR SEWER AND WATER.
- ACCESS EASEMENT
- EXISTING LOTS/PARCELS: 1
- PROPOSED LOTS/PARCELS: 1
- TOTAL SITE AREA: 10,218 SQ. FT. (0.235 AC.)
- PROPOSED NUMBER OF UNITS: 3
- UNIT ADDRESS:
U-1: 3718 MISSISSIPPI STREET
U-2: 3720 MISSISSIPPI STREET
U-3: 3722 MISSISSIPPI STREET
- EXISTING ZONING: RM-1-1
- PROPOSED ZONING: RM-1-1
- SITE IS CURRENTLY UNDER CONSTRUCTION PER BUILDING PLAN FILE No.558351
- THE SUBDIVIDER SHALL OBTAIN A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICE(S) ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION).
- IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER, BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL PREPARE CO&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT

EASEMENTS

- SEWER LINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED JANUARY 20, 1911, IN BOOK 496, PAGE 280 OF DEEDS, CAN- NOT BE PLOTTED FROM THE RECORD.
- DRAINAGE FACILITIES EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JULY 12, 2018, AS INSTRUMENT No. 2018-284606, O.R.

CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS ARE 3.

VICINITY MAP
(NO SCALE)

Prepared By :
Name: E. RICCI, CIVIL ENGINEERING
3103 FALCON STREET, SUITE C
SAN DIEGO, CA. 92103
Phone: (619) 298-3183

Project Address:
3718, 3720 & 3722 MISSISSIPPI STREET
SAN DIEGO, CA. 92103

Project Name: MISS 3

Original Date: 2/21/19
Sheet 1 of 1
Dep #