



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 2, 2019 REPORT NO. PC-19-029

HEARING DATE: April 11, 2019

SUBJECT: College Area Community Plan Amendment Initiation for Montezuma Road and 63rd Street

PROJECT NUMBER: 625647

OWNER/APPLICANT: Pacific Residential LLC/Thomas Morton/David Aidit/Cola B Haver Trust

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the College Area Community Plan to re-designate the land use of a 0.6-acre site, located at Montezuma Road and 63rd Street, from Low-Medium (10-15 du/acre) to Residential High (45-73 du/acre)?

Staff Recommendation: Approve the initiation of the community plan amendment process.

Community Planning Group Recommendation: On March 13, 2019 the College Area Community Planning Board voted 10-6-0 in support of initiating the proposed community plan amendment (Attachment 8).

Environmental Review: The proposed community plan amendment is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: If initiated, the site would allow up to 32 dwelling units, where 7 dwelling units are currently allowed (Attachment 2).

BACKGROUND

Site Location

The 0.6-acre site subject site is located at the Montezuma Road and 63rd Street, within the College Area community planning area (Attachment 1 and Attachment 2). The site is bounded by Montezuma Road to the north, 63rd Street to the east, a multi-family development to the west, and single-family residences along Mary Lane Drive, to the south. The three parcels on the eastern portion of the site are currently developed as one single-family building and two duplexes, whereas the parcel located to the west of the subject site is currently developed as part of a multifamily apartment building, ZUMA apartments (which was built in 2013).

Existing Adjacent Uses

Residential development near the site includes: a combination of single-family and duplexes residential uses located along Montezuma Road, towards the east of the subject site, and multifamily development located along Montezuma Road towards the west of the subject site. San Diego State University student housing and a student parking structure are along the north side of Montezuma Road, west of Zuma Way. Other residential uses nearby the subject site include a mix of single-family residential and duplexes, which are found to the north and south of the Montezuma Road corridor.

Community Plan Land Use Designation and Zoning

The College Area Community Plan designates the site as Low-Medium (10-15 du/acre), and the site's underlying zoning is RM-1-1, which would allow the development of 7 dwelling units on the three parcels to the east of the subject site (Attachment 3 and Attachment 4). The RM-1-1 allows for a density of 1 dwelling unit (du) for each 3,000 square feet of lot area (which equals a density of up to 15 du/acre).

Transit

The site is within a Transit Priority Area (TPA) and is located within less than half mile from the San Diego State University (SDSU) Transit Center, which is located at Aztec Walk, west of College Avenue and is served by the Green Line Trolley. The site is currently served by Metropolitan Transit Service (MTS) local bus route 14. A bus stop is available on the project site, at the southwest corner of Montezuma Road and 63rd Street. (Attachment 5)

Circulation

Montezuma Road is designated as a 4-lane collector in the Community Plan. An existing Class II bicycle lane is on the north and south side of Montezuma Road and can be accessed from the subject site, providing connections to transit and other nearby public facilities (Attachment 6 and Attachment 7).

Public Facilities

The subject site is within half mile from the Friends of the College-Rolando Library on Montezuma Road. The subject site is approximately 1.5 miles from Fire-Rescue Department Station 10, located on 62nd Street. The subject site is within proximity of public recreation facilities, it is located within half mile from the Montezuma Park, located on Catoctin Drive, and within less than one mile from Clay Park, located on Seminole Drive. Two schools are near the site, Hardy Elementary School located on Montezuma Road which is within less than one mile from the site, the Language Academy Elementary and Middle School which is located within less than half mile from the subject site.

Housing & Demographics

As of 2016, SANDAG estimated there were approximately 22,623 people living in the College Area Community Planning Area. This is almost a 11 percent increase from the 20,404 people living in the community in 2000 as reported by the US Census. In 2016 the Community had 7,643 housing units with a vacancy rate of 2.9 percent and a persons-per-household rate of 2.57. Between 2000 and 2016 the Community has added 275 housing units which is a 4 percent increase. In 2000, the Community had 7,368 housing units with a 3 percent vacancy rate and persons per household rate of 2.27.

San Diego State University

The subject site is located within less than half mile from San Diego State University (SDSU) campus, which includes academic buildings and complexes, library, sports facilities, event venues, and residence halls. SDSU is a regionally recognized academic center which each year has an average enrollment of 36,000 students. SDSU provides both on-campus housing that it manages for freshmen and sophomore students. To help address the current shortage of student housing, SDSU recently completed the South Campus Plaza on College Avenue and is nearing completion of the Uaxaca Hall on Remington Road. In addition to on-campus housing, there are privately managed off campus housing that are designed for students.

Other Planning Efforts

On March 14, 2019, the Planning Commission recommended approval of a community plan amendment and a re-zone for 6650 Montezuma Road and approval for the construction of a 128-room hotel. The amendment would re-designate a 1.86-site from Low/Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac) to Residential Medium (15-29 du/ac) with Commercial and the re-zone will change the underlying zoning from RM-1-1 to CV-1-1 to allow for the development of the proposed hotel.

On January 14, 2019, the City Council approved the construction of a privately operated five-story dormitory residential development on a 0.29-acre site at 6213 Montezuma Road. The project includes 128 rooms over three levels of underground parking.

DISCUSSION

Proposed Community Plan Amendment

The initiation request proposes to re-designate the subject site (APNs: 467-171-3400, 467-171-3300 and 467-171-3500) from Low-Medium (10-15 du/acre) to Residential High (45-73 du/acre) and would require a re-zone from RM-1-1 to RM-3-9. The proposed amendment would analyze the potential of increasing the amount of residential development from 7 dwelling units, currently allowed, to a total of 32 multi-family dwelling units. The most western parcel (APN 467-171-3200) was developed in 2013 as part of the ZUMA Apartments, and would be amended to have the same land use designation between this proposed amendment and existing land use designation to the west. This would establish the Residential High as the single and consistent land use designation for the south side of Montezuma Road from 55th Street to 63rd Street.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

- (a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment would be consistent with the General Plan. If initiated the amendment would have the potential to accommodate additional housing opportunities, consistent with the General Plan's Housing Element, which has a key goal of ensuring the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth. The proposed amendment supports the City of Villages Strategy outlined in the Strategic Framework of the General Plan which recommends for new growth to be focused in areas served by a regional transit system.

The proposed amendment would be consistent with the College Area Community Plan goals to identify areas appropriate for multifamily development and to identify density levels appropriate for multifamily development. The proposed amendment would re-designate the site to a land use designation consistent with the rest of the properties to the west of the subject site on Montezuma Road, which are designated Residential High (45-75 du/acre).

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed amendment would benefit the College Area Community by providing additional housing opportunities, including the potential for housing units designed for students during a time at which the City Council has declared a housing state of emergency and the College Area Community has a shortage of housing focused towards SDSU students. The proposed amendment would provide additional opportunities for student housing near SDSU and nearby retail and services on College Avenue and Montezuma Road.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The College Area community planning area is an urbanized community and all necessary public services appear to be available. If the amendment to the Community Plan is initiated, the availability of public services and facilities would be evaluated as part of the amendment process.

Additional Issues

As outlined above, it is staff's recommendation that the proposed initiation meets all the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation, density range, and zoning for the site;
- Impact of potential development on public services and facilities;
- Provision of public spaces, and pedestrian-scale elements associated with proposed development and application of urban design guidelines;
- Analysis of bulk and scale in relationship to adjacent uses; and

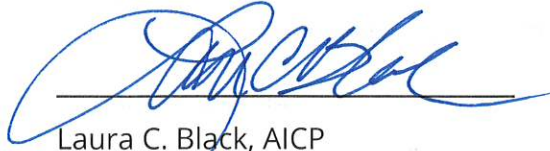
- Impacts on the circulation system and need for pedestrian, bicycle and vehicular improvements and access associated with new development.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Elizabeth Ocampo Vivero
Senior Planner
Planning Department

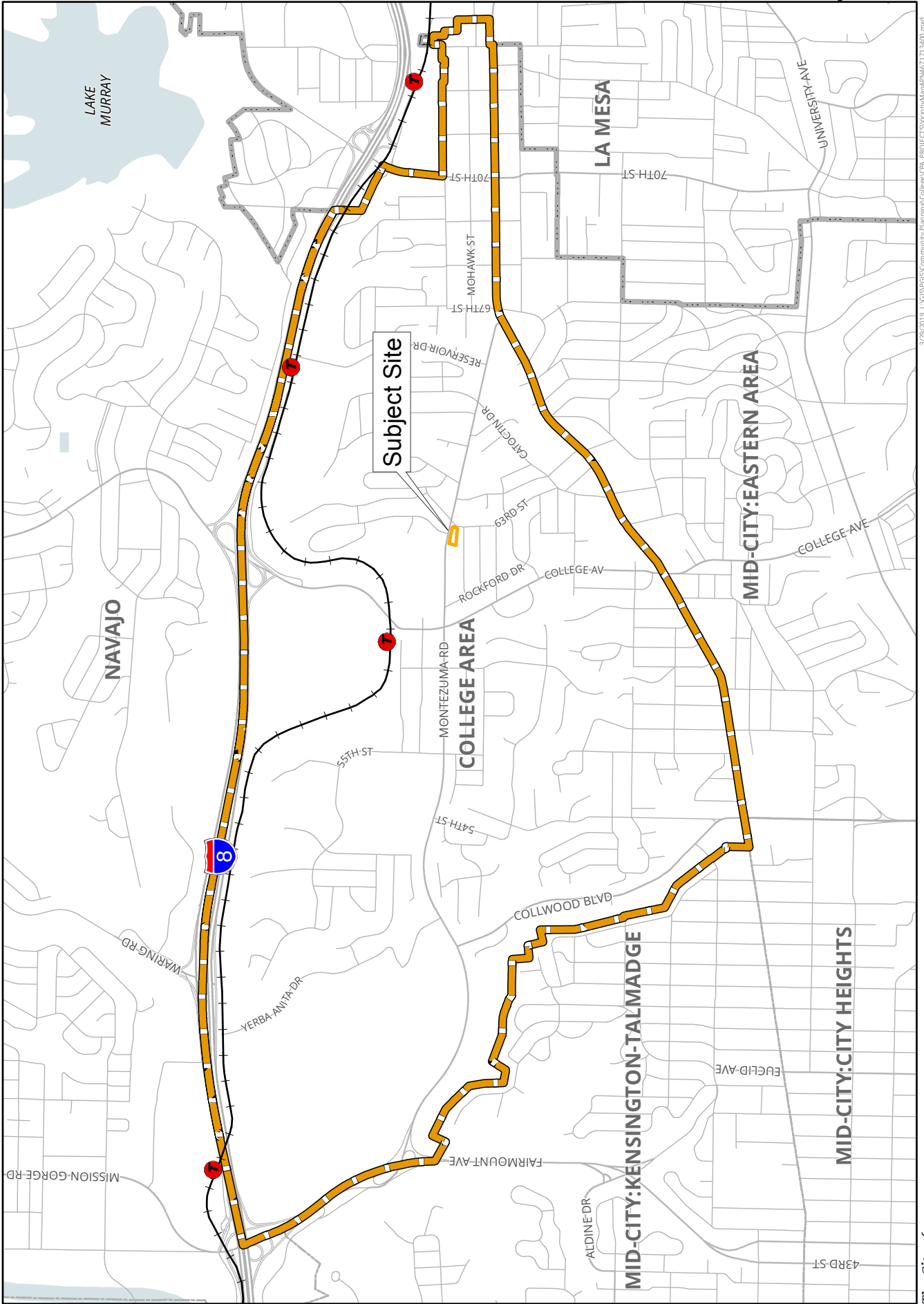


Laura C. Black, AICP
Deputy Director
Planning Department

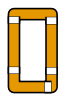
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Attachments:

1. Project Vicinity Map
2. Project Location Map (aerial photo)
3. College Area Community Plan Land Use Map
4. Current Zoning Map
5. Transit Facilities Map
6. Street Classification Map
7. Bicycle Facilities Map
8. College Area Community Planning Board Recommendation (March 13, 2019)
9. Ownership Disclosure Statement
10. Initiation Request Letter



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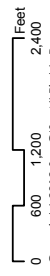


College Area
Community Planning Area



Trolley Stations

San Diego Trolley
(Green Line)







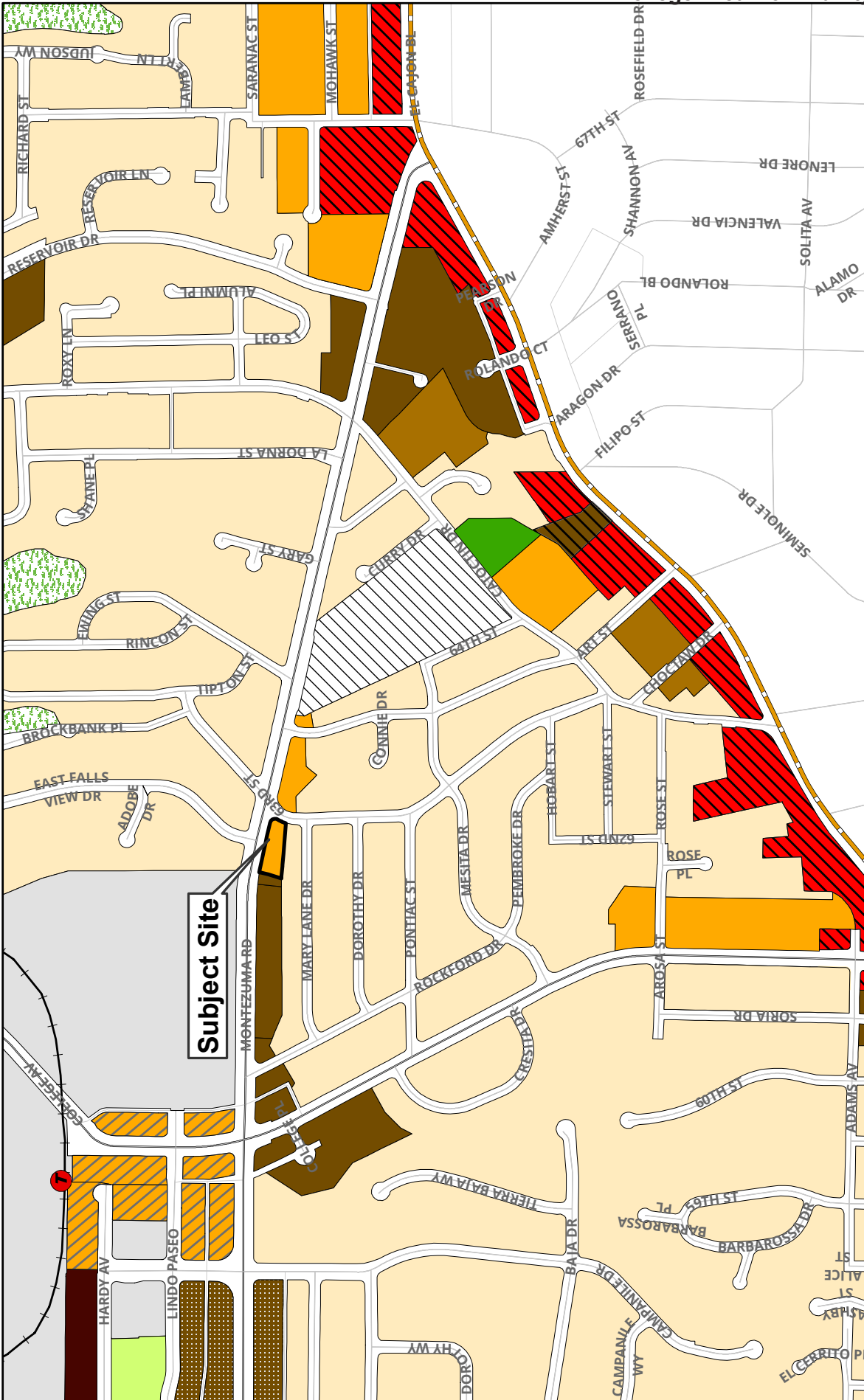
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**College Area
Location Map (Aerial View)**

PLANNING DEPARTMENT

-  SDSU Transit Center
-  San Diego Trolley (Green Line)



SD College Area Community Plan Land Use

- Very Low Density Residential (0-1 DU/AC)
- Low Density Residential (5-10 DU/AC)
- Low/Medium Density Residential (10-15 DU/AC)
- Medium-Medium/High Density Residential (15-45 DU/AC)
- High Density Residential (45-75 DU/AC)
- Very High Residential (75-110 DU/NRA)
- School
- University Campus
- Park
- Open Space
- Open Use Area
- General Commercial w/ Residential (45-75 DU/AC)
- General Commercial w/ Residential (45-110 DU/AC)
- Mixed Use Commercial Residential (75-110 DU/NRA)

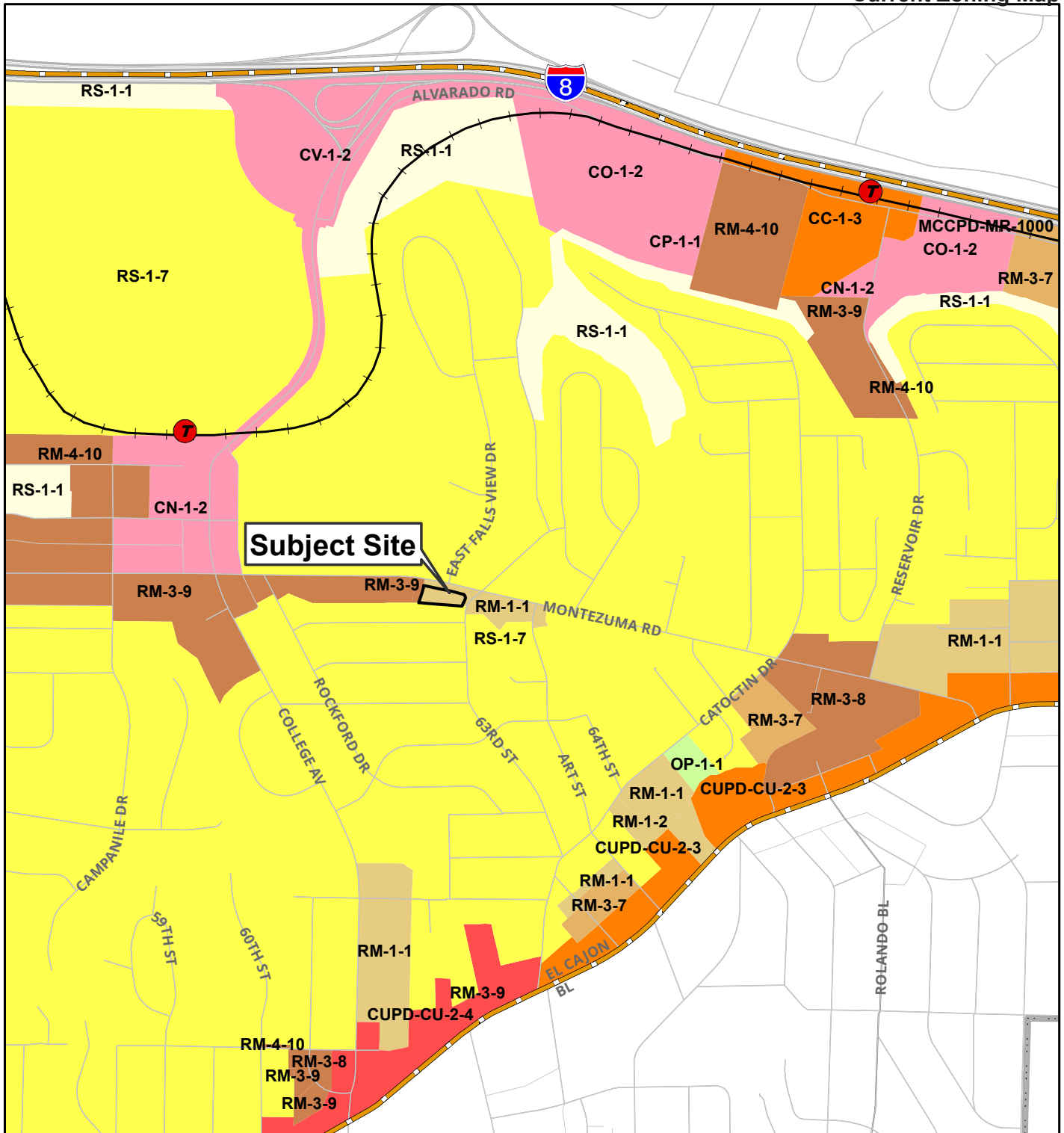
SDSUGIS

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- SDSU Transit Center
- San Diego Trolley
- College Area Community Planning Area

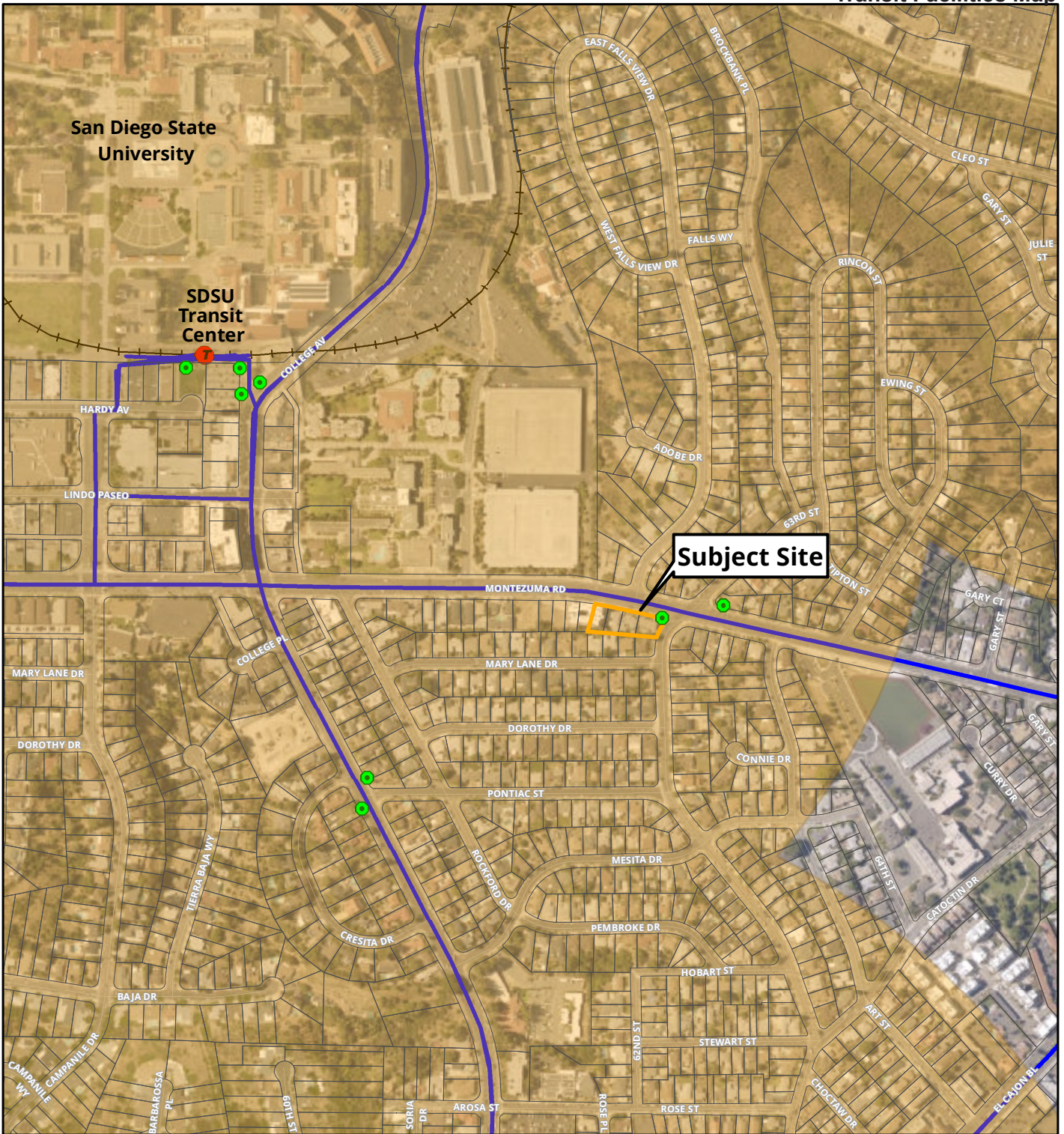
Subject Site








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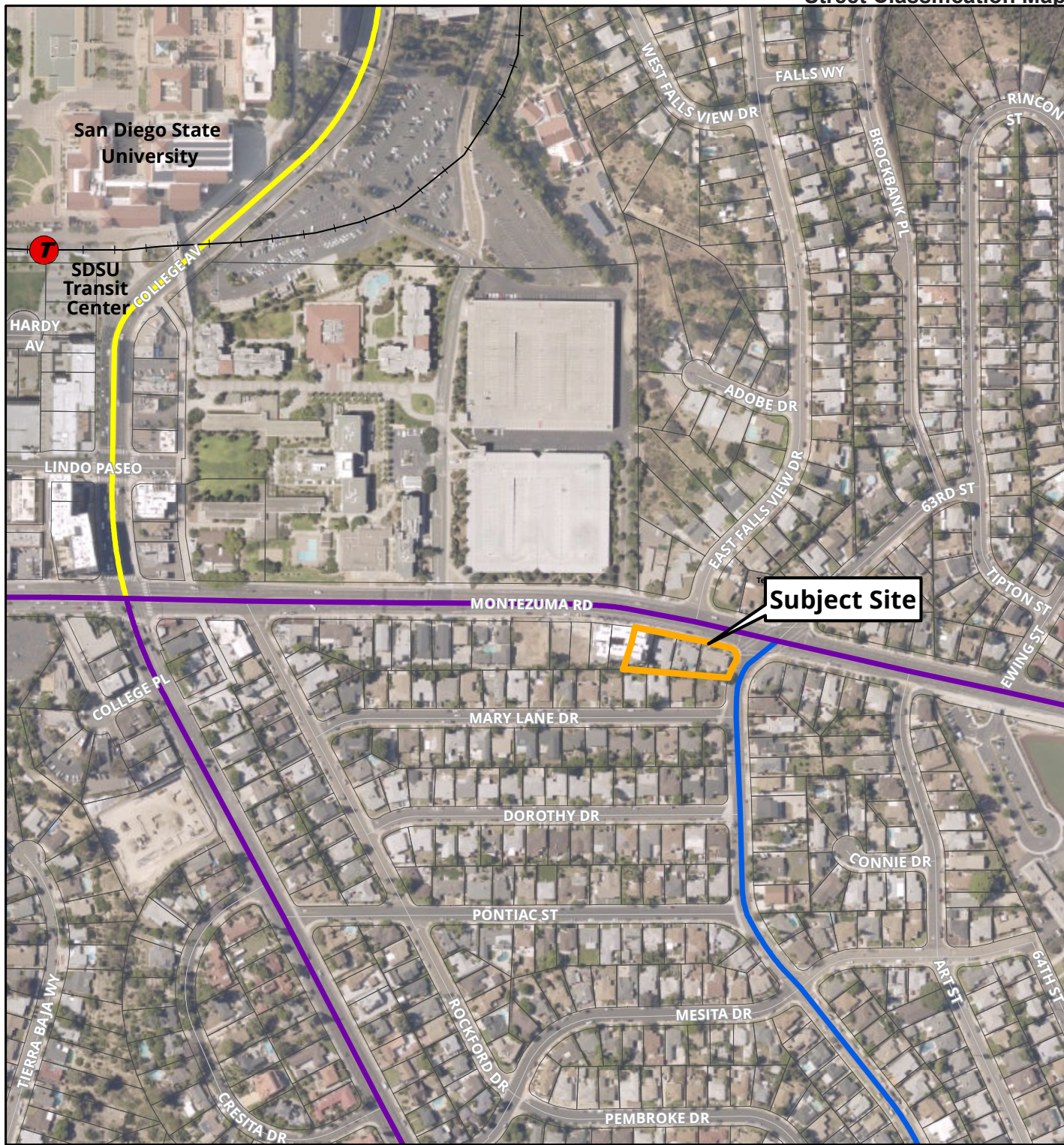
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- CN-1-2
- CO-1-2
- CP-1-1
- CUPD-CU-2-3
- CUPD-CU-2-4
- CV-1-2
- MCCPD-MR-1000
- OP-1-1
- RM-1-1
- RM-1-2

- RM-3-7
- RM-3-8
- RM-3-9
- RM-4-10
- RS-1-1
- RS-1-7
- Transit Center
- San Diego Trolley
(Green Line)
- College Area
- Community Planning Area



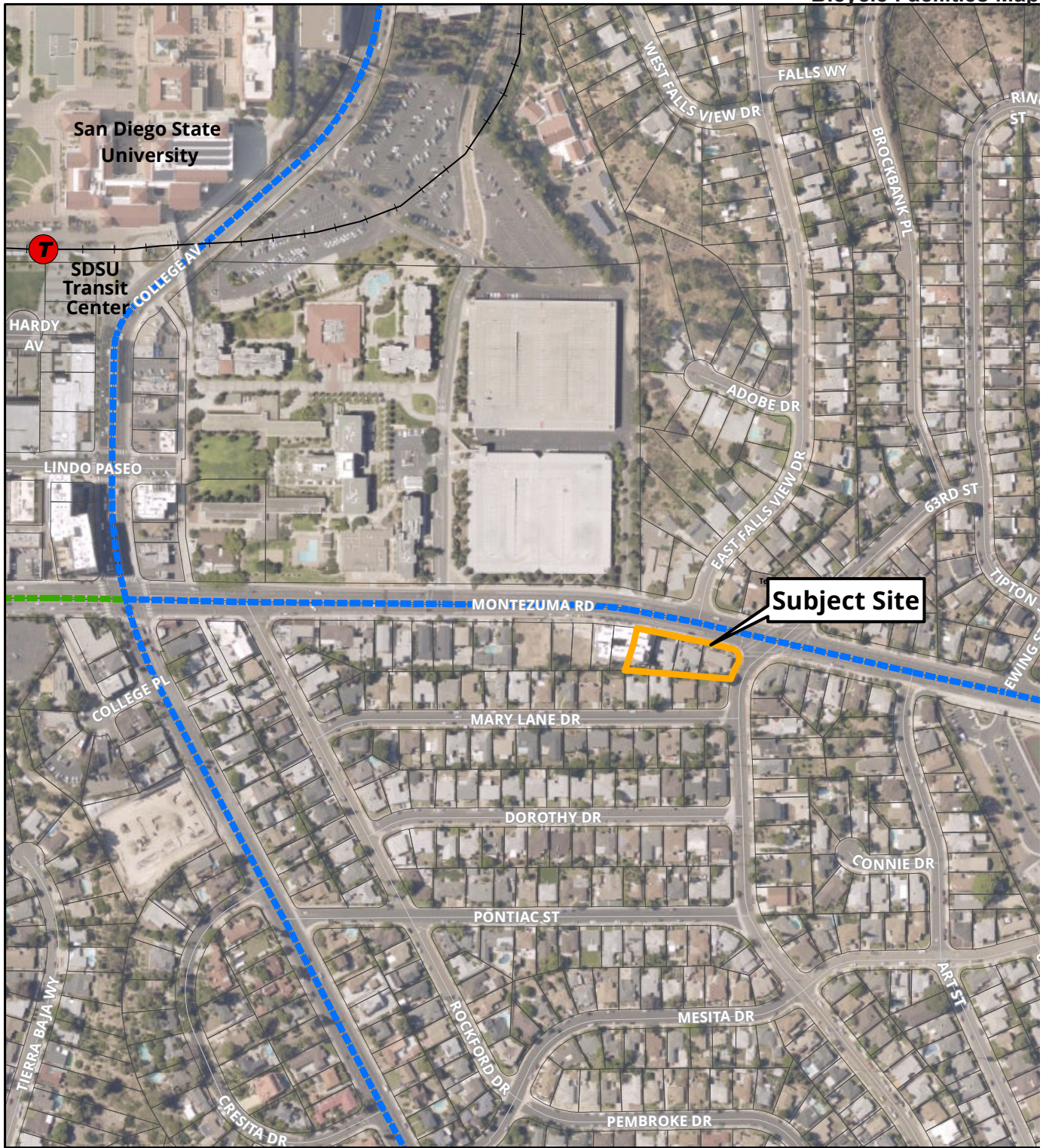
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-  SDSU Transit Center
-  San Diego Trolley (Green Line)
-  Bus Stops
-  MTS Local Bus Routes
-  Transit Priority Areas



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- 6-Lane Major
- 4-Lane Major
- 4-Lane Collector
- T SDSU Transit Center
- San Diego Trolley (Green Line)



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- - - Class II Bicycle Lane
- - - Class III Bicycle Route
- T SDSU Transit Center
- San Diego Trolley (Green Line)

ATTACHMENT 8
College Area Community Planning Board Draft Minutes

College Area Community Planning Board (CACPB) and College Area Community Council (CACC)

Draft Minutes From the Regular Meetings: March 13, 2019, 7:00 pm
Held in: Faith Presbyterian Church 5075 Campanile Dr. San Diego, CA 92115

P	Jose Reynoso	President	P	David Cook
P	Jim Jennings	Vice President	P	Robert Higdon
P	Ann Cottrell	Secretary	P	Jean Hoeger
A(A1)	John Putman	Treasurer	P	Robert Montana
P	Rachel Gregg	SDSU Appointee	P	Troy Murphree
P	Mike Wiafe	SDSU AS Appointee	P	B.J. Nystrom
P	Jim Schneider	BID Representative	P	Jerry Pollock
P	Saul Amerling			open
P	Ellen Bevier			open
P	Christina Boyd			Open

TOTAL BOARD MEMBERS: 20

P= present L= Late A – Absent (1),(2),(3) = 1st, 2nd 3rd absence

CP 600-24, Art. IV, Sec 1: “A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April May)

M/S/C = Moved/Seconded/Carried

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to order/pledge of allegiance: 7:00 p.m.

II. Agenda approval

M: Cottrell S: Schneider Yes 16, No 0 Abstain 0 *Carried

III Approval of amended minutes Wednesday, February 13, 2019

M: Boyd S: Bevier Yes: 14 No: 0 Abstain2 (Cottrell, Jennings not present) *Carried

IV. Public Comments on non-agenda CACPB items

A. Tobias Johnson complained that parking patrol targets his neighborhood for ticketing parking violations. Suggested he go to CARPUS

V. Law Enforcement Reports: Steffan, SDPD. Provided monthly statistics.

VI. New Business

A. Approval of method for seating candidate for single 1 year term vs. 5 3 year seats.
Lowest vote count is assigned the 1 year term. *Did we vote? I did not record motion or vote*

ATTACHMENT 8
College Area Community Planning Board Draft Minutes

B. Call for write-in candidates. None

C. Candidate speeches: Bevier, Jennings, Murphree

D. Ballots collected

E. Presentation on Acquisition/rehab project at Wesley Terrace, 5343 Monroe Ave, *Colin Rice* Radh Group is doing an acquisition/rehab project at this apartment in partnership with the Methodist church. This kind of project preserves improves existing affordable housing.

F. Discussion of Planning Commission hearing (3/14/2019) on proposed general & community plan amendment & rezoning for Montezuma Hotel project adjacent to College-Rolando Library. *Reynoso*: CACPB in 2017 voted unanimously to rezone church property. In 2018 wrote to the city to encourage rezoning quickly. This project is going to Planning Commission tomorrow; shall we send a board member to reiterate our vote?

M: Amerling, S: Higdon Reynoso volunteered to go.

Bevier, Hintzman (Rolando), Hamilton (College Area) argued CACPB vote failed to stipulate that rezoning require shared parking & access. Pplans or ownership may change and not include any library parking. Owner has promised to provide access & parking but there is no guarantee or mandate. Rezone increasing density must include mandate to mitigate; parking requirement would be minor mitigation.

Hamilton: CACPB statement at Planning should support for project only if zone change requires mitigation measure requiring shared access and parking for the library.

Higdon: withdraw second, motion dies.

M - CACPB representative state that project support is contingent on zoning change including mitigation that requires shared access and shared parking : Jennings S: Henderson
Y:16 N: 0 Abstain: 0 Motion passes.

G. Presentation & discussion of Planning Commission hearing on proposed general & community plan amendments & rezoning from RM-1-1 to RM-3-9 for 6253, 6263 & 6273 Montezuma Rd. *Henderson*: Will present rezoning request and leave during vote.

Requesting support for rezoning 4 lots on Montezuma (corner of 63rd) for presentation to Planning Commission April 11. We have just been notified of need for support. This is just the first step in zone change process. This has nothing to do with specific project proposed, The current zoning is residential single unit on a lot. Nearby Zuma already has RM3-9 zoning we request. This zoning permits 60 ft height and 1 unit/600 sf of lot. The site is .6 acres.

M to approve request to initiate zone change and plan amendment: Jennings S: Murphree
Discussion -- Two main areas of concern:

- request very late, we've reviewed plans twice before, why rush the decision
- Approval permits maximum build out. We're not covered if project changes and grows.

Y: 10 N: 6 Motion passes

VII. Community Forum. 2 Representatives of SDSU Interfraternity Council

IFC is working to improve relations with the community, especially regarding fraternity parties. We have created a risk management program. Fraternities must submit a risk management form in order to have a party, including names of risk managers etc. There is also an active bystander submission form for others to report disturbing parties at fraternities including satellite fraternity residences. Neighbors are encouraged to use this

ATTACHMENT 8
College Area Community Planning Board Draft Minutes

Gregg (SDSU): Office is trying to track repeat offender houses. Notify her when a party has been reported to police, including incident number.

VIII. Delegate Reports

A) Community Planners Committee *Reynoso*

CPC recommended support of all land development code updates except one reducing the number of days for final draft of EIR report from 14 to 3 days.

IX. No recess before CACC meeting .

COLLEGE AREA COMMUNITY COUNCIL MEETING

I. Approval of Agenda

M: Jennings S: Nystrom Y: 16 N: 0 Abstain: 0 Approved

II Approval of CACC minutes of Wednesday February 13, 2019

M: *Bevier, S: Schneider. Yes 14, No 0 Abstain 2 (Cottrell, Jennings not present) *approved*

III. Announcement of Election Results:

Bevier, Jennings and Murphree all elected.

IV. Public Comments None

V. Elected officials, Business District, SDSU No reports

VI. President's Report: none

VII New Business

A) Update on status of community generated community plan. *Mike Jenkins*

1. List of candidates for advisory board not completed
2. Developing synopsis of plan so all have consistent understanding. Sent to board one response (in italics)
 - a. Keep current single-family neighborhood zoning intact.
 - b. Focus multi-unit housing along identified corridors and nodes.
 - c. Promote *connection to SDSU and* local serving businesses through urban design (e.g. walkability, bicycle routes, trees and other landscaping, traffic calming etc.)
 - d. Use urban design to buffer the transition from new multi-unit housing to single family neighborhoods.

M to approve synopsis with amendment: Nystrom S: Gregg

Concerns:

- Inconsistent with vote to approve rezoning for Montezuma properties as that negates any possibility of mandating good design
- concerned that necessity to increase set back not mentioned

Y: 14 N: 2 Abstain: 0 motion passes

3. Request CACC approve funding \$5,000 for 2 interns to work on putting planning students' plan proposals in a more useful format.

Concerns:

ATTACHMENT 8
College Area Community Planning Board Draft Minutes

: • what is source of Money? A: \$5000 from beautification committee budget which includes \$5,000 Campanile Foundation grant.

• who decides how money is spent, need for stricter language on use

M table vote until Jenkins presents specific plans for hours, job description etc: Jennings

S: Schneider Y:16 N: 0 Abstain: 0 motion to table passes

VII. Treasurer's Report: Putman

VIII. Adjournment 9:10 p.m.

Minutes by Ann Cottrell, Secretary



COUNTY OF SAN DIEGO

ERNEST J. DRONENBURG, JR.
ASSESSOR/RECORDER/COUNTY CLERK

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1600 PACIFIC HIGHWAY, SUITE 103
SAN DIEGO, CA 92101-2480
(619) 236-3771 • FAX (619) 557-4056

RECORDER/COUNTY CLERK'S OFFICE
1600 PACIFIC HIGHWAY, SUITE 260
P.O. BOX 121750, SAN DIEGO, CA 92112-1750
(619) 237-0502 • FAX (619) 557-4155

AUTHORIZATION TO RELEASE COUNTY OF SAN DIEGO ASSESSOR RECORDS

Owner of Property: Thomas Morton

Corporate Title if Applicable: _____

Note: If the property owner is a corporation, limited liability company, partnership or any other type of legal entity, this authorization must be accompanied by documents proving that the person signing does have an ownership interest in the entity. Examples of such documents include stockholder ledgers, operating or partnership agreements or a statement on company letterhead.

Address of Property: 6273 Montezuma Road, San Diego, California 92115

Assessor's Parcel Number (APN): 467-171-35

Name of Person Obtaining Record(s): Jennifer Stropes, Kirstie McPeek, or Courtney Accardy
(if copy service, must include copy service & attorney name)

This authorization or photocopy thereof will permit the above named person(s) to inspect and discuss with the Assessor staff, information and records in the possession of the San Diego County Assessor's Office and to obtain or make copies of the same, for a fee, for the above referenced property.

I declare under penalty of perjury, that the above referenced information is true and correct to the best of my knowledge.

Owner's Signature

10/11/15
Date

For Assessor Use Only	
Supv Area:	_____
ID Verified:	_____
Deputy Initials:	_____



COUNTY OF SAN DIEGO

ERNEST J. DRONENBURG, JR.
ASSESSOR/RECORDER/COUNTY CLERK

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(619) 237-0502 • FAX (619) 557-4155

AUTHORIZATION TO RELEASE COUNTY OF SAN DIEGO ASSESSOR RECORDS

Owner of Property: Daura Aidi

Corporate Title if Applicable: _____

Note: If the property owner is a corporation, limited liability company, partnership or any other type of legal entity, this authorization must be accompanied by documents proving that the person signing does have an ownership interest in the entity. Examples of such documents include stockholder ledgers, operating or partnership agreements or a statement on company letterhead.

Address of Property: 6263 Montezuma Road, San Diego, California 92115

Assessor's Parcel Number (APN): 467-171-34

Name of Person Obtaining Record(s): Jennifer Stropes, Kirstie McPeek, or Courtney Accardy
(if copy service, must include copy service & attorney name)

This authorization or photocopy thereof will permit the above named person(s) to inspect and discuss with the Assessor staff, information and records in the possession of the San Diego County Assessor's Office and to obtain or make copies of the same, for a fee, for the above referenced property.

I declare under penalty of perjury, that the above referenced information is true and correct to the best of my knowledge.

Daura Aidi
Owner's Signature

9/8/2018
Date

For Assessor Use Only
Supv Area: _____
ID Verified: _____
Deputy Initials: _____



COUNTY OF SAN DIEGO

ERNEST J. DRONENBURG, JR.
ASSESSOR/RECORDER/COUNTY CLERK

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AUTHORIZATION TO RELEASE COUNTY OF SAN DIEGO ASSESSOR RECORDS

Owner of Property: COLA B HAVE TRUST

Corporate Title if Applicable: Trustee

Note: If the property owner is a corporation, limited liability company, partnership or any other type of legal entity, this authorization must be accompanied by documents proving that the person signing does have an ownership interest in the entity. Examples of such documents include stockholder ledgers, operating or partnership agreements or a statement on company letterhead.

Address of Property: 6253 Montezuma Road, San Diego, California 92115

Assessor's Parcel Number (APN): 467-171-33

Name of Person Obtaining Record(s): Jennifer Stropes, Kirstie McPeck, or Courtney Accardy
(if copy service, must include copy service & attorney name)

This authorization or photocopy thereof will permit the above named person(s) to inspect and discuss with the Assessor staff, information and records in the possession of the San Diego County Assessor's Office and to obtain or make copies of the same, for a fee, for the above referenced property.

I declare under penalty of perjury, that the above referenced information is true and correct to the best of my knowledge.

[Signature]
Owner's Signature

10/19/18
Date

For Assessor Use Only	
Supv Area:	_____
ID Verified:	_____
Deputy Initials:	_____

Ownership Disclosure Statement

DOC # 2012-0796467



DEC 18, 2012 4:47 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 16.00
DC: OC

24258 PAGES: 1



RECORDING REQUESTED BY:

RONALD J. DETZER, ESQ.
Senior Law Center

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

LARRY E. HAVER, TRUSTEE
6253 Montezuma Road
San Diego, CA 92115

A.P.N.: 461-171-33-00

Fl
10r

Space Above This Line For Recorder's Use

QUITCLAIM DEED

The undersigned Quitclaimor declares: Documentary transfer tax is NONE.
No consideration given - Change in formal title only.

This conveyance transfers Quitclaimor's interest into a revocable living trust which is not a sale, does not constitute a change in ownership, and does not subject the property to reassessment.

FOR NO CONSIDERATION, **EULA B. HAVER**, a widow, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to **LARRY E. HAVER, TRUSTEE OF THE EULA B. HAVER TRUST DATED DECEMBER 13, 2012**, all right, title, and interest in and to the following described real property in the County of San Diego, State of California:

Lot 193 of Collwood Park, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2495, filed in the office of County Recorder August 12, 1948.

A.P.N.: 467-171-33-00 Property Address: 6253 Montezuma Road, San Diego, California 92115.

Dated: Dec 13/12, 2012.

Eula B. Haver
EULA B. HAVER

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO


On DEC. 13, 2012, before me, DONNA L. JARRETT, Notary Public, personally appeared EULA B. HAVER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

Signature Donna L. Jarrett



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • **Other** Re-Zone

Project Title: 63rd & Montezuma **Project No. For City Use Only:** _____
Project Address: 9253, 9263, 9273 MONTEZUMA RD, SAN DIEGO, CA
6253 Montezuma Rd 92115


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: LARRY E HAYES Owner Tenant/Lessee Successor Agency
 Street Address: 6253 Montezuma Rd
 City: San Diego State: CA Zip: 92115
 Phone No.: 619-551-1866 Fax No.: N/A Email: N/A
 Signature: [Signature] Date: 10/19/18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: JOEL BURMAN Owner Tenant/Lessee Successor Agency
 Street Address: 1455 Frazee Rd #500
 City: San Diego State: CA Zip: 92108
 Phone No.: 619-757-6995 Fax No.: _____ Email: JOELBURMAN320@gmail.com
 Signature: [Signature] Date: 10-25-18
 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

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

Project Title: 63rd and Montezuma **Project No. For City Use Only:** _____
Project Address: 6273-6275 Montezuma rd 92115

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: Thomas Morton Owner Tenant/Lessee Successor Agency
 Street Address: 6273 Montezuma rd
 City: San Diego State: CA Zip: 92115
 Phone No.: 858-272-8272 Fax No.: _____ Email: T.Morton619@gmail.com
 Signature: [Signature] Date: 10-8-18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Jocel Berman Owner Tenant/Lessee Successor Agency
 Street Address: 1455 Frazee rd #500
 City: San Diego State: CA Zip: 92108
 Phone No.: 619-757-6915 Fax No.: _____ Email: JocelBerman32@gmail.com
 Signature: [Signature] Date: _____
 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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • **Other** Re-Zone

Project Title: 63rd & Montezuma **Project No. For City Use Only:** _____
Project Address: 6253, 6263, 6273 MONTEZUMA RD, SAN DIEGO, CA
6263 Montezuma Rd 92115

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: David Aidi Owner Tenant/Lessee Successor Agency
 Street Address: PO BOX 9757
 City: San Diego State: CA Zip: 92169
 Phone No.: 917-753-5000 Fax No.: _____ Email: DAVIDAIDI@gmail.com
 Signature: [Signature] Date: 10-1-18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Jueli Berman Owner Tenant/Lessee Successor Agency
 Street Address: 1455 France Rd #500
 City: San Diego State: CA Zip: 92108
 Phone No.: 619-757-6975 Fax No.: _____ Email: JueliBerman32@gmail.com
 Signature: [Signature] Date: 10-26-18
 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



**City of San Diego
Development Services**
1222 First Ave., MS-302
San Diego, CA 92101

General Application

**FORM
DS-3032**

March 2018

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

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

2. Project Address/Location: <i>Include Building or Suite No.</i> 6253, 6263, 6273 MONTEZUMA RD, SAN DIEGO, CA 92115	Project Title: 63rd & Montezuma	Project No.: <i>For City Use Only</i>
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Legal Description: <i>(Lot, Block, Subdivision Name & Map Number)</i> SEE ATTACHED DOCUMENT	Assessor's Parcel Number: 467-171-33, 467-171-34, 467-171-35
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Existing Use: House/Duplex/Townhouse Condominium/Apartment Commercial/Non-Residential Vacant Land
Proposed Use: House/Duplex/Townhouse Condominium/Apartment Commercial/Non-Residential Vacant Land

Project Description:
Proposed re-zone of 3 parcels;
Existing zone RM-1-1 being proposed to be changed to RM-3-9.

3. Property Owner Name:	Telephone:
Address: _____ City: _____ State: _____ Zip Code: _____	E-mail Address: _____

4. Permit Holder - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.
Name: PACIFIC RESIDENTIAL LLC Telephone: 619-757-6975
Address: _____ City: _____ State: _____ Zip Code: _____ E-mail Address: _____
1455 FRAZEE RD #500 SAN DIEGO CA 92108 JOELBERMAN32@GMAIL.COM

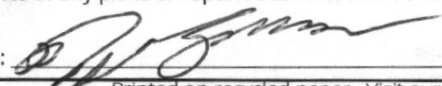
5. Licensed Design Professional (if required): (check one) Architect Engineer License No.: _____
Name: JOSEPH O. WONG Telephone: 619-233-6777
Address: _____ City: _____ State: _____ Zip Code: _____ E-mail Address: _____
2359 4TH AVE SAN DIEGO CA 92101 JWONG@JWDAINC.COM

6. Historical Resource Information (not required for roof mounted Electric-Photovoltaic Permits and deferred fire approvals)
a. Does the project contain a designated historic resource or is it located within a designated historic district? No Yes
b. List the year constructed for all structures on the project site: 1950/ 1951. If the project site contains any structure 45 years old or older, supplemental submittal requirements may be required. See information Bulletin 580, Potential Historical Resource Review, for additional information.

7. Active Code Enforcement Case - Is there an active code enforcement violation case on this site? No Yes
If yes: Is this application related to the code violation? No Yes Will this application resolve the code violation? No Yes

8. Applicant Name: *Check one* Property Owner Authorized Agent of Property Owner Other Person per M.C. Section 112.0102
JOEL BERMAN Telephone: 619.757.6975
Address: _____ City: _____ State: _____ Zip Code: _____ E-mail Address: _____
1455 FRAZEE RD #500 SAN DIEGO CA 92108 joelberman32@gmail.com

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

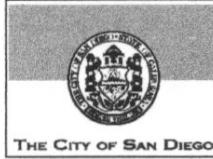
Signature:  Date: 10-26-18

Legal Description:

PORTIONS OF LOTS 192, 193, & 194 OF COLLWOOD PARK UNIT NO.2, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2495 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

List of Owners:

- 1) Thomas Morton – 6273 Montezuma; 619-757-6975
- 2) David Aidi – 6263 Montezuma
- 3) Cola B Haver Trust – 6253 Montezuma



City of San Diego
Development Services
Attn: Deposit Accounts
1222 First Ave., MS-401
San Diego, CA 92101
(619) 446-5000

Deposit Account/Financially Responsible Party

FORM
DS-3242
AUGUST 2014

Project Address/Location: 6253, 6263, 6273 MONTEZUMA RD, SAN DIEGO, CA	Project No.: <i>FOR CITY USE ONLY</i>	Internal Order No.: <i>FOR CITY USE ONLY</i>
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Approval Type: Check appropriate box for type of approval requested:

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

Is the project subject to a Reimbursement Agreement? No Yes
If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: _____

Deposit Trust Fund Account Information: A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: PACIFIC RESIDENTIAL LLC	Address: 1455 FRAZEE RD #500	E-mail: joelberman32@gmail.com		
City: SAN DIEGO	State: CA	Zip Code: 92108	Telephone: (619) 757-6975	Fax No.:

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

This is a continuation of existing Project No.: _____ Internal Order No.: _____

NOTE: Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may **not** be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: Joel Berman Title: Manager
Signature*: Date: 10-26-18

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

FOR CITY USE ONLY

Project Title: _____ Date Requested: _____
 Keep existing Project No.: _____ as lead or Use new Project No.: _____ as lead

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____ Completed Inactive Withdrawn Collections
Print Name: _____ Signature: _____



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

Affordable Housing Requirements Checklist

FORM
DS-530
DECEMBER 2011

Project Name: 63rd & Montezuma	PTS Number:
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Project Address:
6253, 6263, 6273 MONTEZUMA RD, SAN DIEGO, CA 92115

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

Section 1 - Inclusionary Affordable Housing Requirements:

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

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

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

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

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

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

Applicant's Name (Please Print):
Joel Berman

Signature: Date: **10-26-18**

Bartell & Associates

Public Relations • Government Relations

November 6, 2018

Elizabeth Ocampo Vivero, Senior Planner
City of San Diego Planning Department
9485 Aero Drive, M.S. 413
San Diego, CA 92123

Re: College Area Community Plan Amendment Initiation and Rezone request for three parcels (6253, 6263, 6273) Montezuma Road

Dear Ms. Ocampo:

Pacific Residential LLC, applicant for a PDP at the addresses above, requests the initiation of an amendment to the College Area Community Plan and a re-zone of the three parcels.

Per our meeting on October 22, you indicated that the Planning Department could support the initiation to rezone the property from RM-1-1 (which allows up to 15 du/acre) to RM-3-9 (which allows up to 73 du/acre).

The current land-use designation is Residential Low Medium Density (10-15 du/acre)

The proposed land-use designation is Residential High Density (73 du/acre)

This proposed land-use designation and zone change are consistent with adjacent properties on Montezuma Road from 63rd Street to College Avenue. There are no proposed amendments to the text of the Community Plan.

Initiation Criteria

Per the Land Use and Community Plan Element of the General Plan (Section LU-D.10, requires that recommendations to the Planning Commission be based upon compliance with three criteria:

- a) The amendment request appears to be consistent with the goals and policies General Plan and community plan and any community plan specific amendment criteria.

The General Plan and community plan support the development of high density residential near transit centers. In this case, this property is less than a half mile of the SDSU trolley station and has a bus stop directly in front of the project. In addition, the properties to the west of the property along Montezuma road have the same land use designation (multi-family) and zoning (RM-3-9) as is being proposed.

- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

By increasing the allowed density of the property, the project will add much needed housing capacity to the area, and thereby alleviate existing impacts to the surrounding single-family neighborhoods.

- c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities are available to serve the proposed density. Montezuma Road is a four lane collector, with a bus station immediately adjacent to the site and less than a half mile from the SDSU trolley station. In addition, the property is directly across the street from the SDSU campus and is less than a half mile from a major commercial area on College Avenue.

Thank you.



Jim Bartell
President
Bartell & Associates