



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 10, 2016 REPORT NO. HO-16-019  
HEARING DATE: May 18, 2016  
SUBJECT: Avino Map Waiver, Process Three Decision  
PROJECT NUMBER: 447403  
OWNER/APPLICANT: Pacific Highlands Ranch L.P./Michael Baker International

### SUMMARY:

Issue: Should the Hearing Officer approve the creation of condominium units, from 276 apartment units, planned for construction and located at the southeast corner of Carmel Valley Road and Village Center Loop Road in Pacific Highland Ranch, Unit 13, within the Carmel Valley Community Planning area?

Staff Recommendation: Approve Tentative Map Waiver No. 1564734.

Community Planning Group Recommendation: On January 28, 2016, the Carmel Valley Community Planning Board voted 9-0-1 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the Environmental Determination. The Environmental Determination for this project was made on January 29, 2016 and the opportunity to appeal that determination ended February 12, 2016 (Attachment 7).

### BACKGROUND

The project proposes a Tentative Map Waiver to create 276 residential condominium units on an existing vacant parcel located at the southeast corner of Carmel Valley Rd & Village Center Loop Road in Pacific Highland Ranch, Unit 13 (Attachment 3). The proposed subdivision is a Tentative Map Waiver to create 276 apartment units planned for construction to 276 condominium units on one legal lot (Parcel 3 of PM 21205). The apartments were approved by Planned Development Permit (PDP) No. 9181/Site Development Permit (SDP) No. 9182 approved in February 2003, and Substantial Conformance Review (SCR) No. 1179640 approved in March 2014. No change is proposed to the approved site design, and no additional construction is proposed with this application. The project site is designated Residential in the City's General Plan, and Core Residential (CR) (9.1-14 Dwelling

Units/AC) in the Pacific Highland Ranch Subarea Plan (Attachment 2). The 14.16-acre-site is in the RM-1-3 zone.

The proposed Tentative Map Waiver was reviewed and found consistent with the previously approved PDP No. 9181/SDP No. 9182 and SCR No. 1179640. Therefore, the proposed subdivision and required public improvements also are consistent with the policies, goals, and objectives of the applicable land use plan.

The approved units include 48 one-bedroom units, 132 two-bedroom units, and 96 three-bedroom units. They range from 670-square-feet to 1,350-square-feet. The project also provides 360 covered (garage) parking spaces, 69 tandem spaces, and 127 surface spaces including 4 electric vehicle charging stations. Public improvements under this development include a new driveway, sidewalks, and landscaping, required as part of the building permit approvals.

#### DISCUSSION

The Hearing Officer may approve a Tentative Map Waiver if the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code. As proposed, the project would comply with all height, maximum floor area ratio, as well as front, rear, side, and street setbacks requirements.

#### CONCLUSION

Staff has reviewed the request for a Tentative Map Waiver and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and that the required findings can be affirmed. Therefore, staff recommends the Hearing Officer approve Tentative Map Waiver No. 1564734.

#### ALTERNATIVES

1. Approve Tentative Map Waiver No. 1564734, with modifications.
2. Deny Tentative Map Waiver No. 1564734, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Gaetano Martedi, Development Project Manager

#### Attachments:

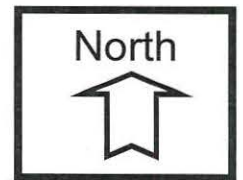
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet

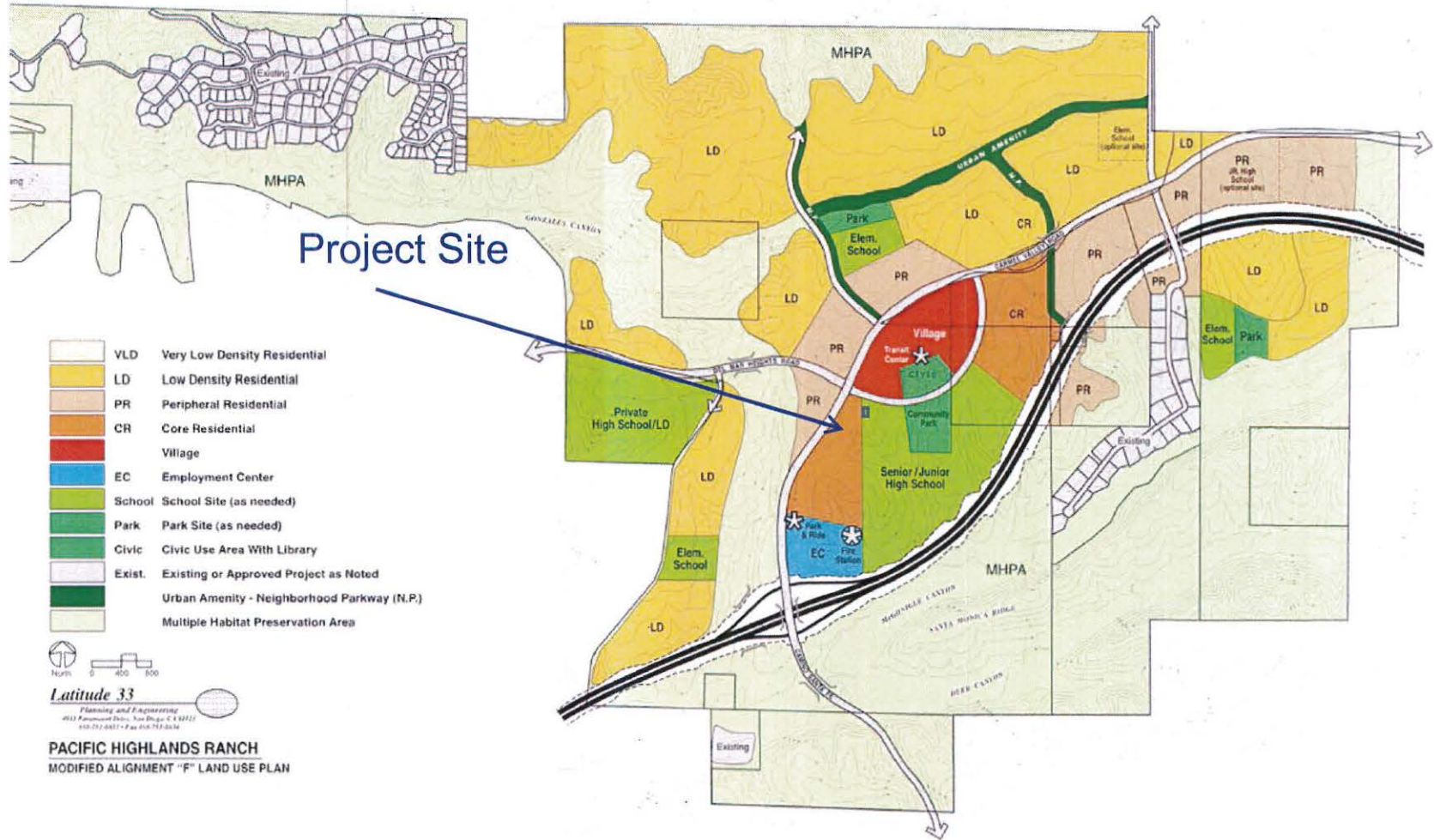
5. Draft Map Waiver Resolution
6. Draft Map Waiver Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Tentative Map Waiver Exhibit



## Project Location Map

AVINO MAP WAIVER – SOUTHEAST CORNER OF CARMEL VALLEY RD & VILLAGE CENTER LOOP RD.  
PROJECT NO. 447403





# Land Use Map

**AVINO MAP WAIVER – SOUTHEAST CORNER OF CARMEL VALLEY RD & VILLAGE CENTER LOOP RD.**  
**PROJECT NO. 447403**



Project Site



### Location Aerial Photo

AVINO MAP WAIVER – SOUTHEAST CORNER OF CARMEL VALLEY RD & VILLAGE CENTER LOOP RD.  
PROJECT NO. 447403



| <b>PROJECT DATA SHEET</b>                       |   |   |
|---|---|---|
| <b>PROJECT NAME:</b>                            | Avino Map Waiver  |   |
| <b>PROJECT DESCRIPTION:</b>                     | Creation of 276 condominium units not yet under construction (Approved under PTS 337250)  |   |
| <b>COMMUNITY PLAN AREA:</b>                     | Carmel Valley/ Pacific Highland Ranch Subarea   |   |
| <b>DISCRETIONARY ACTIONS:</b>                   | Tentative Map Waiver Process 3  |   |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>     | Core Residential (CR) (9.1-14 DU/AC) in the Pacific Highland Ranch Subarea Plan (allows residential development density of 9.1-14 dwelling units per acre). |   |
| <b>ZONING INFORMATION:</b>                      |   |   |
| <b>ZONE:</b>                                    | RM-1-3 (residential-multiple unit)  |   |
| <b>HEIGHT LIMIT:</b>                            | 30 feet   |   |
| <b>LOT SIZE:</b>                                | 14.16 acres   |   |
| <b>FLOOR AREA RATIO:</b>                        | 1.05  |   |
| <b>FRONT SETBACK:</b>                           | 15 feet   |   |
| <b>SIDE SETBACK:</b>                            | 6 feet  |   |
| <b>STREETSIDE SETBACK:</b>                      | 10 feet   |   |
| <b>REAR SETBACK:</b>                            | 5 feet(if alley); 15 feet (if no alley)   |   |
| <b>PARKING:</b>                                 | 360 covered (garage) spaces, 69 tandem spaces, 127 surface spaces including 4 charging stations.  |   |
| <b>ADJACENT PROPERTIES:</b>                     | <b>LAND USE DESIGNATION &amp; ZONE</b>  | <b>EXISTING LAND USE</b>                          |
| <b>NORTH:</b>                                   | Residential Small Lot, RX-1-1 and Commercial Community, CC-1-3  | Residential Small Lot and Commercial Community    |
| <b>SOUTH:</b>                                   | Industrial Park<br>IP-2-1   | Industrial Park                                   |
| <b>EAST:</b>                                    | Agricultural Residential<br>AR-1-1  | Agricultural Residential                          |
| <b>WEST:</b>                                    | Open Space-Conservation, OC-1-1 and Residential Small Lot , RX-1-1  | Open Space-Conservation and Residential Small Lot |
| <b>DEVIATION REQUESTED:</b>                     | None  |   |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b> | On January 28, 2016, the Carmel Valley Community Planning Board voted 9-0-1 to recommend approval of the proposed project without conditions.               |   |

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING MAP WAIVER NO. 1564734 FOR AVINO TENTATIVE  
MAP WAIVER – PROJECT NO. 447403.

WHEREAS, Pacific Highlands Ranch L.P., Subdivider, and Michael Baker International, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 156473, to waive the requirement for a Tentative Map for the creation of 276 condominium units previously approved as 276 apartment units under Planned Development Permit (PDP) No. 9181/Site Development Permit (SDP) No. 9182 and Substantial Conformance Review (SCR) No. 1179640. The project site is located at the southeast corner of Carmel Valley Road and Village Center Loop Road in Pacific Highland Ranch, Unit 13, in the RM-1-3 (residential-multiple unit) Zone, in the Pacific Highland Ranch Subarea Plan. The property is legally described as parcel 3 of parcel Map No. 21205, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, December 23, 2014, as File No. 2014-7000019 of official records; and

WHEREAS, the Tentative Map Waiver proposes to subdivide a 14.16-acre site for a 276 unit residential condominium development; and

WHEREAS, on January 29, 2016, 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 15305 (Minor Alterations and Land Use Limitations; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and



WHEREAS, the project consists of 276 units planned for 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 would be 276; and

WHEREAS, on May 18, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1564734, and pursuant to sections 125.0122 (Tentative Map Waiver), 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. 1564734:

**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 subdivision would create condominium units from 276 apartment units, previously approved under Planned Development Permit (PDP) No. 9181/Site Development Permit (SDP) No. 9182 and Substantial Conformance Review (SCR) No. 1179640. The apartments were found to be consistent with the recommended density and the Core Residential (CR) land use designation in the Pacific Highlands Ranch plan subarea of the Carmel Valley Planning Area. No change is proposed to the approved site design. The site is zoned RM-1-3 (residential-multiple unit). No changes are proposed to the existing land use designations or zone for the project site. The proposed Tentative Map Waiver was reviewed and also found to be consistent with the previously approved PDP No. 9181/SDP No. 9182 and SCR No. 1179640. Therefore, the proposed subdivision and its design or improvements also are consistent with the policies, goals, and objectives of the applicable land use plan as set forth in the findings for PDP No. 9181/SDP No. 9182.

**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 subdivision would create condominium units from 276 apartment units, previously approved under Planned Development Permit (PDP) No. 9181/Site Development Permit (SDP) No. 9182 and Substantial Conformance Review (SCR) No. 1179640. The project site is located at the southeast corner of Carmel Valley Road and Village Center Loop Road in Pacific Highland Ranch, Unit 13. The project site is zoned RM-1-3 (residential-multiple unit). No changes are proposed to the existing zone and no deviations are requested. No change is proposed to the approved apartments as they were reviewed and found to be consistent with the land use, and development regulations of the RM-1-3 zone including maximum structure height, maximum floor area ratio as well as front, rear, side, and street setbacks. Therefore, 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.

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

The project site is located at the southeast corner of Carmel Valley Road and Village Center Loop Road in Pacific Highland Ranch, Unit 13. Reports were prepared and reviewed for the Archaeology, Biology, Water Quality, Drainage, Noise, Sewer, Traffic, Water, and Geotechnical, and that review determined that the site is suitable for the type and density of the proposed multi-family residential development. No change is proposed to the approved apartments by the proposed Tentative Map Waiver. Therefore, the project site is physically suitable for the type and density of development under the Tentative Map Waiver.

**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 Tentative Map Waiver was reviewed and found consistent with the previously approved PDP No. 9181/SDP No. 9182 and SCR No. 1179640. Previous environmental determinations include Pacific Highland Ranch Master Environmental Impact Report (MEIR No. 96-7918), subsequent Findings to MEIR No. 96-7918 for Units 12-16 (LDR No. 41-0962), and CEQA Evaluation for Pacific Highlands Ranch Unit 13 (PTS No. 277182) stating that the project was adequately covered under MEIR NO. 96-7918 and subsequent findings, LDR No. 41-0962 (Memo to Hearing Officer, dated 3/28/2013). No environmentally sensitive lands exist on the site. The site has been graded in conformance with previously approved engineering permits and no sensitive resources in the form of flora or fauna exist on the site. The design of the

subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The subdivider proposes to construct sewer and water facilities to serve the residents of the development, and will enter into a Maintenance Agreement to ensure ongoing permanent Best Management Practices. The subdivider will also provide for the health, safety, and welfare of the residents by constructing all buildings in accordance with current construction standards and codes. All structures will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations and the standards for public improvements, including construction of new driveways and sidewalk, to the satisfaction of the City Engineer. As such the proposed subdivision 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.**

General utility and access easements exist on the property and the proposed subdivision will not conflict with these easements. All existing easements will be maintained. The proposed Tentative Map Waiver was reviewed and found consistent with the previously approved PDP No. 9181/SDP No. 9182 and SCR No. 1179640, which were found to not conflict with easements acquired by the public at large for access through or use of property within the subdivision. No change is proposed to the approved site design. Therefore, the design of the subdivision and proposed Tentative Map Waiver 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.

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

The previously approved PDP No. 9181/SDP No. 9182 and SCR No. 1179640, for this 27 multi-building design provides windows on all elevations of all buildings, allowing for ample natural light at all times of the year. All of the units have exterior private decks or patios that will have direct sunlight for portions of the day. The proposed 276 apartment units on this 14.16-acre-site for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The future construction of the multi-family homes would not be impeded or inhibited from incorporating any future passive or natural heating and cooling opportunities. With the design of the proposed subdivision each structure will

have the opportunity, through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, 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 North City Future Urbanizing Area Framework Plan and the Pacific Highlands Ranch Subarea Plan provides for multi-family residential development on this site. The proposed Tentative Map Waiver was found to be consistent with the housing needs anticipated in the community plan. Environmentally sensitive lands are not present on the site. Existing infrastructure including sidewalks, improved streets, schools, small businesses, shopping, and other multi-family residences in the surrounding area supports the proposed development. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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.

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. 1564734 is hereby granted to Pacific Highlands Ranch L.P. subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Gaetano Martedi  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions  
Internal Order No. 24006223

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 1564734  
AVINO MAP WAIVER - **PROJECT NO.**447403  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON MAY 18, 2016

**GENERAL**

1. This Tentative Map Waiver will expire May 18, 2019.
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 Tentative 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.
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 current City Standards public street and private street system per approved Exhibit A.
7. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow 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.
8. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

9. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
10. The Subdivider shall upgrade all the existing streetlights per current City Standards.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. 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**

13. A Certificate of Compliance shall be requested once all resolution items of the approved tentative map waiver have been satisfied and prior to the TM Waiver expiration date.
14. Prior to the issuance of a Certificate of Compliance, City staff will perform a field site visit to verify that all property corners, or property corner offsets have been set. If any property corners are missing, they must be set and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the Record of Survey or Corner Record shall be provided to the City.

#### **INFORMATION:**

- The approval of this Tentative 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 Tentative 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 Tentative 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. 24006223

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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.: 447403

PROJECT TITLE: Avino Map Waiver

PROJECT LOCATION-SPECIFIC: The project site is located at 5805 1/3 Village Center Loop Rd, San Diego, CA 92130 within the Pacific Highlands Ranch Community Planning Area

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Map Waiver for the creation of 276 residential condominium units of an existing vacant parcel located at the southeast corner of Carmel Valley Road and Village Center Loop Road. The 14.16 acre site is in the MR-1-3 zone within the Pacific Highlands Ranch Community Plan area, Council District 2.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Oceanview LP, 3444 Camino del Rio North #202, San Diego, CA 92108

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations). The exemption is appropriate because 15305 allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density. Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply because the site itself has been previously developed and is devoid of sensitive resources.

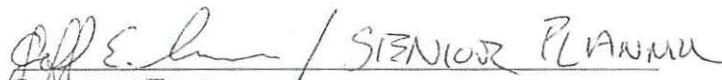
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES     NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

  
SIGNATURE/TITLE / SENIOR PLANNER

2/10/2016  
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



**From:** [Frisco White](#)  
**To:** [Martedi, Gaetano](#)  
**Cc:** [Chase, Carol](#); [Barfield, Jeff](#)  
**Subject:** Avino Map Waiver  
**Date:** Wednesday, February 03, 2016 1:39:33 PM

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Hello Gaetano,

The Avino Map Waiver was reviewed on January 28, 2016, and was approved 9-0-1 (recusal).

We did discuss on a more global scale whether the community will still maintain the diversity of housing types if rental multi-family units are converted to for sale units.

**Frisco White AIA | Chair**  
**Carmel Valley Community Planning Board**



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

# Ownership Disclosure Statement

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

**Project Title**

Avino Map Waiver

**Project No. For City Use Only**

447403

**Project Address:**

SE Corner of Carmel Valley Road and Village Loop Road

**Part I - To be completed when property is held by Individual(s)** See next page

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

|   |  |
|---|--|
| <b>Project Title:</b><br>Avino Map Waiver | <b>Project No. (For City Use Only)</b> |
|---|--|

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

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print):  
Pacific Highlands Ranch, L.P

Owner  Tenant/Lessee

Street Address:  
c/o R&V Management Corporation 3444 Camino Del Rio North #222

City/State/Zip:  
San Diego, CA 92108

Phone No: (619) 285-5500 Fax No: (619) 285-5509

Name of Corporate Officer/Partner (type or print):  
G. A. Ranglas

Title (type or print):  
President

Signature :  Date: 9/21/2005

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

