



Communities Planned District, which allows commercial and mixed-use development at a rate of one dwelling unit per 400 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for Commercial with High-Very High Density Residential development at a rate of 55 to 110 dwelling units per acre.

The remaining 0.23-acre is located at the northern portion of the project site and is within the MR-800B Zone of the Mid-City Communities Planned District, which allows for multi-family development at a rate of one dwelling unit per 800 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for High-Very High Density Residential development at a rate of 45 to 75 dwelling units per acre.

The project site is currently developed with a one-story commercial structure that was constructed in 1956 and was most recently utilized as dentist offices. The surrounding uses include a 13-story office building to the east, commercial uses to the south, multi-family residential uses to the north and a mix of commercial and multi-family uses to the west. Interstate 805 is located three blocks to the east of the project site.

On December 7, 2006, the City of San Diego Planning Commission certified Mitigated Negative Declaration No. 88598, adopted the Mitigation, Monitoring and Reporting Program, and approved a Site Development Permit and Vesting Tentative Map for the demolition of the site's commercial building and the adjacent parcel lot's commercial building along University Avenue for the proposed construction of 136 residential condominium units, 15 commercial condominium units and 220 structured parking spaces in a 268,598-square-foot, three- to five-story structure, on the combined parcel lots 1.35-acre site. The previous development was never constructed and the approved entitlements have expired.

## DISCUSSION

The project would demolish the existing commercial structure and construct a five-story, affordable senior housing apartment complex with 120 residential units, 3 commercial/retail lease units, and 113 structure parking spaces on the 1.11-acre site. All of the 120 residential units will be senior citizen age restricted, 62 years old and mature, as well as affordable low-income rentals.

The 120 residential units would consist of 100 one-bedroom units and 20 two-bedroom units. Both of the single floor plan, one bedroom units and the double floor plan, two bedroom units include a bathroom area, living and dining area, full kitchen, and a private balcony or patio area. Project amenities would also include two common-area courtyards, landscaping, a community center, laundry facilities, and enclosed podium parking area.

A total of 109 parking spaces are required for this project, 101 spaces for the residential units and 8 spaces for the commercial units. The project would provide a total of 113 parking spaces within the ground level, gated parking structure. The project would also provide 52 bicycle and 14 motorcycle parking spaces. The project is located within the Transit Area Overlay Zone, however, consistent with the San Diego Municipal Code (SDMC) sec. 142.0527, Parking

Regulations for Reduced Parking Demand Housing, the housing for senior citizens development provides a medium parking demand and the reduced parking ratios allowed in this overlay zone are applied to this project. One access point to the parking garage would be provided along the alley frontage on the east side of the property. Stairs and elevators would be provided to access the lobby area and residential units from the parking garage.

The project would incorporate a variety of building materials and finishes, including stucco, metal window canopies, vinyl framed windows, exposed /metal trellis members, and metal balcony railings. The project design would incorporate numerous offset building planes architectural projections to provide visual interest and comply with the requirements of the Mid-City Communities Planned District Ordinance and the Greater North Park Community Plan.

The project would require grading the entire 1.1-acre site. Approximately 1,800 cubic yards of material would be cut from the site, at a maximum depth of 1-foot. An approved Storm Water Pollution Prevention Plan and a Monitoring Program Plan would be required prior to the commencement of grading activities to ensure that erosion and water quality impacts are minimized.

#### Requested Deviations:

Deviations from the regulations in the Mid-City Communities Planned District Ordinance are subject to approval of a Site Development Permit. The deviations requested by the applicant are listed below:

- *Allow a street yard area of approximately 1,157 square feet in the MR-800B zoned portion of the site where a street yard area of 1,380 square feet is required.* Staff is supportive of the requested deviation because the portion of the site that is zoned CN-1 does not have a street yard requirement and the area provided offers a gradual transition from the CN-1 portion of the site to the MR-800B portion of the site. In addition, this deviation is within 17% of the requirement and meets the purpose and intent of the regulation.
- *Allow a maximum height of 63 feet in the MR-800B zoned portion of the site where a maximum height of 60 feet is allowed.* This deviation is within 5% of the requirement and is only for the proposed chimneys and therefore City staff is supportive of the requested deviation because it meets the purpose and intent of the regulation.
- *Allow a coverage of 56.2% in the MR-800B zoned portion of the site where a maximum coverage of 50% is allowed.* City staff is supportive of the requested deviation because this deviation is within 13% of the requirement and therefore meets the purpose and intent of the regulation.
- *Allow a Diagonal Plan Dimension of 140 feet in the MR-800B zoned portion of the site where a maximum Diagonal Plan Dimension of 69 feet is allowed.* City

staff is supportive of the requested deviation because the building overlaps into the CN-1 zone which has no maximum Diagonal Plan Dimension requirement and therefore meets the purpose and intent of the regulation.

- *Allow a street wall height of 59 feet in the CN-1 zoned portion of the site where a maximum street wall height of 36 feet is allowed.* City staff is supportive of the requested deviation because the multiple depth variations of the façade throughout the length of the street frontage to include varied materials, awnings, and trellises at balconies that provide a dynamic elevation and meet the purpose and intent of the regulation.
- *Allow 100 cubic feet of secured storage spaces per unit, not accessible from a common circulation area or garage.* City staff is supportive of the requested deviation because the development is a senior housing complex that will provide a safe, secure, and easy access storage unit within their residence and therefore will meet the purpose and intent of the regulation.

Considering the project is also an Affordable Housing project, SDMC sec. 143.0740, Development Incentives for Affordable Housing Density Bonus Projects, also provides for deviations granted as incentive for low income rental housing. Pursuant to SDMC Table 143-07A, the proposed project with greater than or equal to 30 units provided is allowed three incentives to include deviations to development regulations. Based upon the current proposed design and to make the housing units economically feasible, the applicant requests the following three additional deviations:

- *Allow 3,618 square feet of commercial space where 5,499 square feet of commercial space is required by zone CN-1;*
- *Allow an overall Floor Area Ratio (FAR) of 2.26 in the front 40% of the lot where a maximum of 0.75 is allowed by zone MR-800B; and*
- *Not require pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area.*

The proposed affordable senior housing development, including the deviations described above, meets the requirements of the CN-1 and MR-800B zones of the Mid-City Communities Planned District and the Greater North Park Community Plan.

#### Community Plan Analysis:

Majority of the project site, 0.88 acres, is located within the CN-1 Zone of the Mid-City Communities Planned District, which allows commercial and mixed-use development at a rate of one dwelling unit per 400 square feet of lot area. The Greater North Park Community Plan

designates this portion of the site for Commercial with High-Very High Density Residential development at a rate of 55 to 75 dwelling units per acre. The remaining 0.23-acre is located in the MR-800B Zone of the Mid-City Communities Planned District, which allows for multi-family development at a rate of one dwelling unit per 800 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for High-Very High Density Residential development at a rate of 45 to 55 dwelling units per acre. Density bonuses are available for both land use designations based on lot consolidation and design guidelines in the Urban Design Element of 75 to 110 dwelling units per acre (CN-1) and 55 to 75 dwelling units per acre (MR-800B) respectively, 78 to 114 dwelling units would be allowed. In addition, a 20% density bonus is available for providing senior housing. Therefore, the proposed senior affordable housing development complies with the zoning and Community Plan Land Use Designation by providing 3 street-level commercial units and 120 senior housing residential units above where 94 to 137 dwelling units would be allowed.

In accordance with the recommendations of the Greater North Park Community Plan, the project has been designed so that the storefront commercial units are on Iowa Street. The project has been designed with varied but complementary building materials and includes extensive building articulation and architectural offsetting planes to provide relief and visual interest. The storefront commercial units are located along the first floor of the project to appeal to the pedestrian scale and access of the neighborhood.

The project includes deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations and deviations granted as incentive for a Affordable Housing project. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

The proposed project would also complement the goal of the Housing Element of the Greater North Park Community Plan by providing an attractive area for senior citizen housing development with close proximity of bus service available, neighborhood markets and other shopping, recreational areas to include nearby Balboa Park, and the North Park Recreation Center which also offers programs catering to senior citizens. The proposed project would also meet the Housing Element objective of providing adequate off-street parking by proposing 113 parking spaces where 109 parking spaces would be required.

The proposed project would implement the goal of the Commercial Element of the community plan for providing appropriately located and attractive commercial facilities that offer a wide variety of goods and services by devoting 3,618 square feet of the project for commercial-retail use. The project would include 3 commercial-retail spaces along Iowa Street that would provide opportunities to offer various goods and services. In order to meet the objective of encouraging pedestrian orientation in the community's commercial core area, the proposed project would provide street trees along its frontage street. These trees would consist of 24-inch box Raywood Ash and relocated Washingtonia Robusta Trees along Iowa Street. Planter areas would also be provided at street level along Iowa Street. All curb-cuts would also be removed along Iowa Street.

As proposed, the project implements the goals and recommendations of the Housing and Commercial Elements of the Greater North Park Community plan as well as the major guidelines and recommendations of the Urban Design Element; and therefore, would not adversely affect the goals, objectives, and recommendations of the community plan.

Conclusion:

In summary, staff finds that the project is consistent with the recommended land use, design guidelines and development standards in effect for this site per the adopted Greater North Park Community Plan, the CN-1 Zone and the MR-800B Zone of the Mid-City Communities Planned District, with the deviations included as allowed through the Site Development Permit Process and Development Incentives for Affordable Housing. Draft conditions of approval have been prepared for this project and the findings required to approve the project can be made and are included in the draft resolutions.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738, with modifications.
2. Deny Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Tim Daly, Development Project Manager

Attachments:

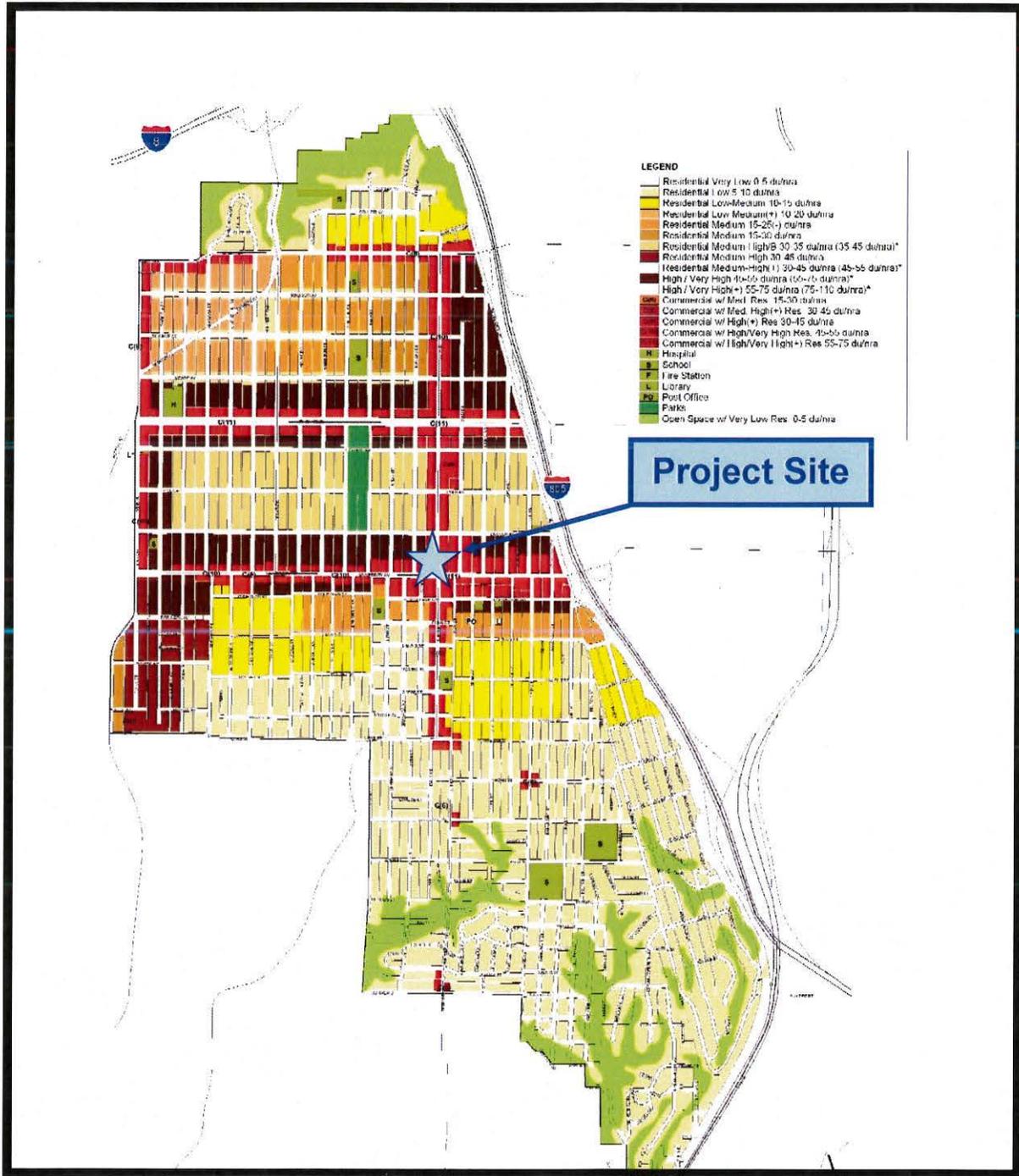
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Iowa Senior Housing, CEQA - 15162 Evaluation Memo, September 11, 2013
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Project Plans (Hearing Officer only)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology



## Aerial Photo

IOWA STREET SENIOR HOUSING – Project Number 294439  
3937 – 3939 Iowa Street





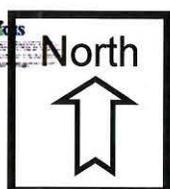
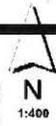
- LEGEND**
- Residential Very Low 0-5 du/ra
  - Residential Low 5-10 du/ra
  - Residential Low-Medium 10-15 du/ra
  - Residential Low-Medium+ 10-20 du/ra
  - Residential Medium 15-25 du/ra
  - Residential Medium 15-30 du/ra
  - Residential Medium High 30-35 du/ra (35-45 du/ra)\*
  - Residential Medium-High 30-45 du/ra
  - Residential Medium-High 1) 30-45 du/ra (45-55 du/ra)\*
  - High / Very High 45-55 du/ra (55-75 du/ra)\*
  - High / Very High+ 55-75 du/ra (75-110 du/ra)\*
  - Commercial w/ Med. Res. 15-30 du/ra
  - Commercial w/ Med. High+ Res. 30-45 du/ra
  - Commercial w/ High+ Res. 30-45 du/ra
  - Commercial w/ High/Very High Res. 15-30 du/ra
  - Commercial w/ High/Very High+ Res. 55-75 du/ra
  - Hospital
  - School
  - Fire Station
  - Library
  - Post Office
  - Park
  - Open Space w/ Very Low Res. 0-5 du/ra

**Project Site**



# Community Plan Land Use Map

**IOWA STREET SENIOR HOUSING – Project Number 294439**  
**3937 – 3939 Iowa Street**





## Project Location Map

**IOWA STREET SENIOR HOUSING – Project Number 294439**  
 3937 – 3939 Iowa Street



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Iowa Street Senior Housing	
<b>PROJECT DESCRIPTION:</b>	Demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and ground level structure parking with 113 spaces	
<b>COMMUNITY PLAN AREA:</b>	North Park	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit and Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Multi-family Residential and Commercial	
<b><u>CURRENT ZONING INFORMATION:</u></b>	<b><u>CONSTRUCTED</u></b>	
<b>ZONE:</b> MR-800B/CN-1	No Change	
<b>DENSITY:</b> 1 unit per 600 sq-ft/1 unit per 400 sq-ft	120 residential, 3 commercial units	
<b>HEIGHT LIMIT:</b> 60'/None	Approx. 63 feet	
<b>LOT SIZE:</b> 6,000 sq-ft	48,169 sq-ft	
<b>FLOOR AREA RATIO:</b> 1.25 max./No max.	3.0	
<b>FRONT SETBACK:</b> 10 feet/None	10 feet/0 feet	
<b>SIDE SETBACK:</b> 6 feet/None	6 feet	
<b>REAR SETBACK:</b> 1 foot/None	1 foot/0 feet	
<b>PARKING:</b> 109 spaces required	113 spaces	
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Multi-Family Residential; MR-800B	Multi-Family
<b>SOUTH:</b>	Commercial; CN-1	Commercial
<b>EAST:</b>	Multi-Family Residential and Commercial; CL-1 and MR-800B	Multi-Family and Commercial
<b>WEST:</b>	Multi-Family Residential and Commercial; CN-1 and MR-800B	Multi-Family and Commercial
<b>DEVIATIONS REQUESTED:</b>	Street Yard Area in MR-800B; Building height in MR-800B; Coverage in MR-800B; Diagonal Plan Dimension in MR-800B; Street Wall height in CN-1; Storage Area; FAR within the MR-800B Zone; Commercial area in CN-1 Zone; and, No pedestrian access in MR-800B.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 21, 2013, the Greater North Park Community Planning Group voted 10-0-0 to recommend approval of the project.	



## THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: September 11, 2013

TO: Tim Daly, Development Project Manager, Economic Development and Project Management Division, Development Services Department

FROM: Rhonda Benally, Associate Planner, Advance Planning and Engineering Division, Development Services Department

SUBJECT: Iowa Senior Housing, California Environmental Quality Act 15162 Evaluation

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The Development Services Department has completed a California Environmental Quality Act 15162 evaluation for the Iowa Senior Housing project. The review was limited to consideration of California Environmental Quality Act issues associated with the demolition of an existing 20,753 square-foot commercial building, and construction of 120-unit 183,645-square-foot, mixed use affordable senior housing project with street-level commercial space on a 1.11-acre lot. The project proposes a total of 9 deviations, of which 6 would meet the purpose and intent of the development regulations, and the other 3 are requested by the applicant as allowed incentives for an affordable housing project. The proposed project is in compliance with the previously approved Site Development Permit and Vesting Tentative Map. It is the determination of the Development Services Department that this project is consistent with the previously adopted Mitigated Negative Declaration No. 88598 which was before the City of San Diego Planning Commission and certified on December 7, 2006. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project to reduce potentially significant impacts to Health and Safety, Paleontological Resources, and Waste Management.

The redesign and reduction of square footage was determined not to result in additional impacts than that had been identified in the previously certified Mitigated Negative Declaration and thus was not a significant or substantial change in the project. This determination was based on the analysis and conclusions of project review, including review for consistency with the Greater North Park Community Plan and compliance with the applicable development regulations, including compliance with the City's Storm Water Standards. All of which confirmed that the changes to the project would not result in any additional impacts.

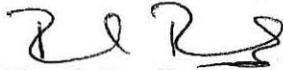
Page 2  
Tim Daly  
September 11, 2013

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Taking into consideration the additional analysis conducted by Development Services Department staff and review of the previously certified environmental document, it was determined that the project would not result in a substantially changed project. Additionally, the project would not result in new impacts or changed circumstances, nor has new information emerged that would require the preparation of a new environmental document.

Therefore, Development Services Department staff concludes that all environmental issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the proposed project.



Rhonda Benally  
Associate Planner

HEARING OFFICER RESOLUTION NO. XXXXXX  
CONDITIONAL USE PERMIT NO. 1204736  
SITE DEVELOPMENT PERMIT NO. 1204738  
**IOWA STREET SENIOR HOUSING PROJECT NO. 294439 [MMRP No. 88598]**

WHEREAS, IOWA STREET HOUSING PARTNERS, L.P., a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing commercial building and construct a 183,654 square-foot, five-story affordable senior housing development with 120 residential units and approximately 3,816 square feet of commercial space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738), on portions of a 1.11-acre site;

WHEREAS, the project site is located at 3937 - 3939 Iowa Street in the CN-1 and MR-800B Zones of the Mid-City Communities Planned District Ordinance, Transit Overlay Zone, and FAA Part 77 area of the Greater North Park Community Plan;

WHEREAS, the project site is legally described as Parcel A on Parcel Map 939, in the City of San Diego, County of San Diego, State of California, filed August 10, 1972, File No. 210913, in the Office of the County Recorder of San Diego County;

WHEREAS, on November 20, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 20, 2013.

FINDINGS

Conditional Use Permit Approval – Section 126.0305

- (a) **The proposed development will not adversely affect the applicable land use Plan.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

Majority of the project site, 0.88 acres, is located within the CN-1 Zone of the Mid-City Communities Planned District, which allows commercial and mixed-use development at a rate of one dwelling unit per 400 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for Commercial with High-Very High Density Residential development at a rate of 55 to 75 dwelling units per acre. The remaining 0.23-acre is located in the MR-800B Zone of the Mid-City Communities Planned District, which allows for multi-family development at a rate of one dwelling unit per 800 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for High-Very High Density Residential

development at a rate of 45 to 55 dwelling units per acre. Density bonuses are available for both land use designations based on lot consolidation and design guidelines in the Urban Design Element of 75 to 110 dwelling units per acre (CN-1) and 55 to 75 dwelling units per acre (MR-800B) respectively, 78 to 114 dwelling units would be allowed. In addition, a 20% density bonus is available for providing senior housing. Therefore, the proposed senior affordable housing development complies with the zoning and Community Plan Land Use Designation by providing 3 street-level commercial units and 120 senior housing residential units above where 94 to 137 dwelling units would be allowed.

In accordance with the recommendations of the Greater North Park Community Plan, the project has been designed so that the storefront commercial units are on Iowa Street. The project has been designed with varied but complementary building materials and includes extensive building articulation and architectural offsetting planes to provide relief and visual interest. The storefront commercial and enclosed parking are located along the first floor of the project to appeal to the pedestrian scale and access of the neighborhood.

The project includes deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

Therefore, the proposed development shall be in conformance with the adopted Community Plan relevant design manuals and guidelines, and meet the purpose and intent of the Mid-City Communities Planned District.

**(b) The proposed development will not be detrimental to the public health, safety, and welfare.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project would not be detrimental to the public health, safety and welfare. The Environmental Analysis Section has prepared a Mitigated Negative Declaration (MND) and a Mitigation, Monitoring and Reporting Program (MMRP) for this project. The MND determined that there would be no significant impacts to the environment, with implementation of the required MMRP measures for potential impacts to Health and Safety, Paleontological Resources and Waste Management.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

**(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project includes certain deviations granted pursuant to San Diego Municipal Code (SDMC) sec. 1512.0202(d) as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted pursuant to SDMC sec. 143.0740 as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

Therefore, the proposed senior housing development shall be in conformance with the adopted Community Plan relevant design manuals and guidelines, meets the purpose and intent of the Mid-City Communities Planned District, and will comply with the regulations of the SDMC including the noted allowable deviations pursuant to the Land Development Code.

**(d) The proposed use is appropriate at the proposed location.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The proposed scale and design of the project is compatible with the existing neighborhood and consistent with the development patterns occurring within the Greater North Park community. The use of the site as a mixed-use, senior housing development is compatible with and would not adversely affect the Greater North Park Community Plan, which designates the site for mixed use development and residential development, allowing for up to 137 dwelling units on the subject site and 120 senior housing dwelling units would be provided.

The level project site is located in a developed, urban area. Surrounding uses include a 13-story office building to the east, commercial uses to the south, multi-family residential uses to the north

and a mix of commercial and multi-family uses to the west. Interstate 805 is located three blocks to the east of the project site.

The proposed uses are consistent with the SDMC and the project design conforms with the purpose and intent of the development regulations within the Mid-City Communities Planned District, with deviations allowed through the Site Development Process. The project design provides commercial uses along Iowa Street with residential units above. The building incorporates architectural elements that help to diminish the bulk of the project and blend into the surrounding residential and commercial developments and to enhance the pedestrian scale. Therefore, the proposed affordable senior housing residential development is appropriate at the proposed location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

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MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

Therefore, the proposed development shall be in conformance with the adopted Community Plan relevant design manuals and guidelines, and meet the purpose and intent of the Mid-City Communities Planned District.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project would not be detrimental to the public health, safety and welfare. The Environmental Analysis Section has prepared a Mitigated Negative Declaration (MND) and a Mitigation, Monitoring and Reporting Program (MMRP) for this project. The MND determined that there would be no significant impacts to the environment, with implementation of the required MMRP measures for potential impacts to Health and Safety, Paleontological Resources and Waste Management.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project includes certain deviations granted pursuant to San Diego Municipal Code (SDMC) sec. 1512.0202(d) as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations

granted pursuant to SDMC sec. 143.0740 as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

Therefore, the proposed senior housing development shall be in conformance with the adopted Community Plan relevant design manuals and guidelines, meets the purpose and intent of the Mid-City Communities Planned District, and will comply with the regulations of the SDMC including the noted allowable deviations pursuant to the Land Development Code.

Mid-City Communities Development Permit – Section 1512.0204(a)

**1. Conformance With Community Plan and Design Manuals.** The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego. The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

Majority of the project site, 0.88 acres, is located within the CN-1 Zone of the Mid-City Communities Planned District, which allows commercial and mixed-use development at a rate of one dwelling unit per 400 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for Commercial with High-Very High Density Residential development at a rate of 55 to 75 dwelling units per acre. The remaining 0.23-acre is located in the MR-800B Zone of the Mid-City Communities Planned District, which allows for multi-family development at a rate of one dwelling unit per 800 square feet of lot area. The Greater North Park Community Plan designates this portion of the site for High-Very High Density Residential development at a rate of 45 to 55 dwelling units per acre. Density bonuses are available for both land use designations based on lot consolidation and design guidelines in the Urban Design Element of 75 to 110 dwelling units per acre (CN-1) and 55 to 75 dwelling units per acre (MR-800B) respectively, 78 to 114 dwelling units would be allowed. In addition, a 20% density bonus is available for providing senior housing. Therefore, the proposed senior affordable housing

development complies with the zoning and Community Plan Land Use Designation by providing 3 street-level commercial units and 120 residential units above where 94 to 137 dwelling units would be allowed.

In accordance with the recommendations of the Greater North Park Community Plan, the project has been designed so that the storefront commercial units are on Iowa Street. The project has been designed with varied but complementary building materials and includes extensive building articulation and architectural offsetting planes to provide relief and visual interest. The storefront commercial and enclosed parking are located along the first floor of the project to appeal to the pedestrian scale and access of the neighborhood.

The project includes deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood.

Therefore, the proposed development shall be in conformance with the adopted Community Plan relevant design manuals and guidelines, and meet the purpose and intent of the Mid-City Communities Planned District.

**2. Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The proposed scale and design of the project is compatible with the existing neighborhood and consistent with the development patterns occurring within the Greater North Park community. The use of the site as a mixed-use, senior housing development is compatible with and would not adversely affect the Greater North Park Community Plan, which designates the site for mixed use development and residential development, allowing for up to 137 dwelling units on the subject site and 120 dwelling units would be provided.

The level project site is located in a developed, urban area. Surrounding uses include a 13-story office building to the east, commercial uses to the south, multi-family residential uses to the north

and a mix of commercial and multi-family uses to the west. Interstate 805 is located three blocks to the east of the project site.

The proposed uses are consistent with the SDMC and the project design conforms with the purpose and intent of the development regulations within the Mid-City Communities Planned District, with deviations allowed through the Site Development Process. The project design provides commercial uses along Iowa Street with residential units above. The building incorporates architectural elements that help to diminish the bulk of the project and blend into the surrounding residential and commercial developments and to enhance the pedestrian scale.

The project includes deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood. Additionally, the deviations encourage the necessary transition between the two site zoning designations. Notwithstanding the requested deviations which are allowed through the Site Development Permit process and as incentives for an Affordable Housing project, the proposed development will fully comply with the applicable development regulations of the SDMC.

**3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project would not be detrimental to the public health, safety and welfare. The Environmental Analysis Section has prepared a Mitigated Negative Declaration (MND) and a Mitigation, Monitoring and Reporting Program (MMRP) for this project. The MND determined that there would be no significant impacts to the environment, with implementation of the required MMRP measures for potential impacts to Health and Safety, Paleontological Resources and Waste Management.

All Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

**4. Adequate Public Facilities.** For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities. The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The development is not located in a park deficient neighborhood, therefore, this finding does not apply to this project. The Mid-City Communities Planned District identifies facility deficient neighborhoods as those neighborhoods that are shown on Map No. B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4101 and those neighborhoods are no longer within the Mid-City Communities Planned District.

**5. Adequate Lighting.** In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site. The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The project has been conditioned to conform with all current street lighting standards according to the adopted City of San Diego Street Design Manual and Council Policy 200-18. Implementation and review of these requirements will occur during the construction permit stage of this project.

**6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.** The project would demolish an existing commercial structure and construct 120 affordable senior housing residential apartment units, 3 commercial/retail lease units, and 113 structure parking spaces on a 1.11-acre site located in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District within the Greater North Park Community Plan area.

The proposed scale and design of the project is compatible with the existing neighborhood and consistent with the development patterns occurring within the Greater North Park community. The use of the site as a mixed-use, senior housing development is compatible with and would not adversely affect the Greater North Park Community Plan, which designates the site for mixed use development and residential development, allowing for up to 137 dwelling units on the subject site and 120 dwelling units would be provided.

The level project site is located in a developed, urban area. Surrounding uses include a 13-story office building to the east, commercial uses to the south, multi-family residential uses to the north

and a mix of commercial and multi-family uses to the west. Interstate 805 is located three blocks to the east of the project site.

The proposed uses are consistent with the SDMC and the project design conforms with the purpose and intent of the development regulations within the Mid-City Communities Planned District, with deviations allowed through the Site Development Process. The project design provides commercial uses along Iowa Street with residential units above. The building incorporates architectural elements that help to diminish the bulk of the project and blend into the surrounding residential and commercial developments and to enhance the pedestrian scale.

The project includes deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations for the decrease of street yard area in the MR-800B Zone, exceeding the maximum building height of 60 feet in the MR-800B Zone by 3 feet, increasing the percentage of coverage in the MR-800B Zone, increasing Diagonal Plan Dimension in the MR-800B Zone, increase the street wall height in the CN-1 Zone, and allowing storage spaces not accessible from a common circulation area or garage. Also, the project provides for deviations granted as incentive for a Affordable Housing project for decreasing the quantity of commercial space in the CN-1 Zone, increasing the overall Floor Area Ratio (FAR) in the front 40% of the lot in the MR-800B Zone, and not requiring pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area. The requested deviations enhance the design of the project and reflect and complement the specific circumstances of this site and neighborhood. Additionally, the deviations encourage the necessary transition between the two site zoning designations.

Notwithstanding the requested deviations which are allowed through the Site Development Permit process and as incentives for an Affordable Housing project, the proposed development will fully comply with the applicable development regulations of the SDMC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738, a copy of which is attached hereto and made a part hereof.

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Tim Daly  
Development Project Manager  
Development Services

Adopted on: November 20, 2013

Job Order No. 24003219

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003219

CONDITIONAL USE PERMIT NO. 1204736  
SITE DEVELOPMENT PERMIT NO. 1204738  
**IOWA STREET SENIOR HOUSING PROJECT NO. 294439 [MMRP No. 88598]**  
**Hearing Officer**

This Conditional Use Permit No. 1204736 and Site Development Permit No. 1204738 is granted by the Hearing Officer of the City of San Diego to Iowa Street Housing Partners, L.P., a California Limited Partnership, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0504. The 1.11-acre site is located at 3937 - 3939 Iowa Street in the CN-1 and MR-800B Zones of the Mid-City Communities Planned District Ordinance, Transit Overlay Zone, and FAA Part 77 area of the Greater North Park Community Plan. The project site is legally described as Parcel A on Parcel Map 939, in the City of San Diego, County of San Diego, State of California, filed August 10, 1972, File No. 210913, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing commercial building and construct a 183,654 square-foot, five-story affordable senior housing development with 120 residential units and approximately 3,816 square feet of commercial space described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 20,753 square-foot commercial building;
- b. Construction of 120 affordable senior housing residential units totaling approximately 83,252 square feet, three commercial units totaling approximately 3,618 square feet, and a 113-space podium parking garage of approximately 38,627 square feet, in a five-story senior housing structure totaling approximately 183,654 square feet;

- c. Deviations granted as meeting the purpose and intent of the Mid-City Communities Planned District Ordinance regulations:
- Allow a street yard area of approximately 1,157 square feet in the MR-800B zoned portion of the site where a street yard area of 1,380 square feet is required;
  - Allow a maximum height of 63 feet in the MR-800B zoned portion of the site where a maximum height of 60 feet is allowed;
  - Allow a coverage of 56.2% in the MR-800B zoned portion of the site where a maximum coverage of 50% is allowed.
  - Allow a Diagonal Plan Dimension of 140 feet in the MR-800B zoned portion of the site where a maximum Diagonal Plan Dimension of 69 feet is allowed.
  - Allow a street wall height of 59 feet in the CN-1 zoned portion of the site where a maximum street wall height of 36 feet is allowed.
  - Allow 100 cubic feet of secured storage spaces per unit, not accessible from a common circulation area or garage.
- d. Deviations granted as incentive for Affordable Housing project:
- Allow 3,618 square feet of commercial space where 5,499 square feet of commercial space is required by zone CN-1;
  - Allow an overall Floor Area Ratio (FAR) of 2.26 in the front 40% of the lot where a maximum of 0.75 is allowed by zone MR-800B; and
  - Not require pedestrian access to the site in the residentially zoned portion of the development where one pedestrian entry per 50 linear feet of street wall frontage facing the front property line is required to be provided from the street into or through the residential use area.
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an

Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 5, 2016.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right,

by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 88598, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 88598, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Health and Safety;
- Paleontology; and
- Waste Management

14. The Owner/Permittee shall immediately contact the County of San Diego, Department of Environmental Health, Land and Water Quality Division, if burn ash, fuel tanks, or other signs of contamination are encountered during grading or excavation activities.

15. The Owner/Permittee shall recycle and/or salvage for reuse a minimum of 75% of the non-hazardous construction and demolition debris, in compliance with CalGreen standards.

16. Prior to the issuance of any construction permit for each phase, including and not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that:

- a. A representative of the Environmental Services Department (ESD) has been included preconstruction meetings. ESD staff may be contacted at 9601 Ridgehaven Court, MS-1102A, San Diego, CA 92123-1636, phone no. (858) 573-1236);
- b. The requirements of the Storage Ordinance (SDMC section 142.0801 et seq.) and of the Waste Management Plan, March 2013 (Helix Environmental Planning Inc.) are noted on the construction documents;
- c. A contractor education program has been developed/implemented;
- d. Purchasing agreements have a verifiable recyclable packaging requirement;
- e. All unused materials and packaging is sent to the appropriate destination for reuse/recycling;
- f. Receipts for materials purchase demonstrate 5% post-consumer content;
- g. Appropriate destinations for reusable and recycle materials have been identified;
- h. A solid waste coordinator has been identified;
- i. An appropriate number of bins are provided with appropriate signage;
- j. Bins are appropriately used and contamination is minimized;
- k. The Construction and Demolition Ordinance (SDMC section 66.0601 et seq.) deposit has been paid;
- l. An appropriate diversion rate has been included on the deposit form; and
- m. Materials are being taken to the appropriate facilities.

17. Prior issuance of any Certificate of Occupancy, the Owner/Permittee shall contact a representative of the Environmental Services Department to schedule an appointment to inspect and approve a storage area that has been provided consistent with the City's Storage Ordinance; ensure that a hauler has been retained to provide recyclable materials collection and yard waste collection; and inspect and approve the education materials for building tenants/owners that are required pursuant to the City's Recycling Ordinance (SDMC section 66.0701 et seq.).

**AFFORDABLE HOUSING REQUIREMENTS:**

18. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by providing evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(g), because the Owner/Permittee is voluntarily pursuing and receiving tax credits, multifamily housing bonds, below market interest rate government agency loans, and/or grants to facilitate the construction of the development.

**AIRPORT REQUIREMENTS:**

19. Prior to issuance of any construction permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**ENGINEERING REQUIREMENTS:**

20. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the non-standard curb with City standard curb and gutter, along the project frontage on Iowa Street, per Standard Drawings SDG-151, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the removal of the existing sidewalk and the construction of the City standard non-contiguous sidewalk, along the project frontage on Iowa Street, per Standard Drawing SDG-155, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways, on Iowa Street, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the portion of damaged alley, adjacent to the project site, with full width City standard alley, per Standard Drawing G-21, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the canopy, balconies and potted plants located within Iowa Street right-of-way, satisfactory to the City Engineer.

25. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

27. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to

requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

29. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

30. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the awnings, planter boxes and sidewalk underdrains located within Iowa Street right-of-way, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

31. Prior to the issuance of any construction permits, the Owner/Permittee's construction plans and specifications shall indicate in the general notes or individual detail drawings the design features, product specifications, and methods of construction and installation that are required to reduce the development's operational Greenhouse Gas Emissions with the following features:

- Design and incorporate a landscape irrigation system using low water practices;
- Design and incorporation of low water landscape practices such as use of soil amendments and top dressing for moisture retention, and tree placement to reduce heat gain on hard surfaces;
- Use of weather or soil moisture based irrigation controllers; and
- Use drought tolerant landscaping.

32. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

33. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

34. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way

improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

35. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

36. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee " Street Tree Permit, and/or Encroachment Maintenance Removal Agreement (EMRA), if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

37. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

38. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

**PLANNING/DESIGN REQUIREMENTS:**

39. Owner/Permittee shall maintain a minimum of 101 residential parking spaces and 8 commercial spaces for a total of 109 spaces, including 3 accessible spaces. The Owner/Permittee is providing 113 automobile spaces, including 4 van accessible spaces, 8 commercial spaces, 14 motorcycle spaces, and 52 bicycle spaces with racks pursuant to the approved Exhibit "A" plans. Parking spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A," and shall be unassigned. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

40. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

41. The proposed facility will remain a senior housing facility and not be converted for any other use for a minimum of 55 years. When and if the facility is converted to another use other than for senior housing, the project site will be brought into compliance with the development

requirements in effect for that use at the time of the conversion, including but not limited to: parking, pedestrian access and secured storage.

42. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

43. Prior to the issuance of any construction permits, the Owner/Permittee's construction plans and specifications shall indicate in the general notes or individual detail drawings the design features, product specifications, and methods of construction and installation that are required to reduce the development's operational Greenhouse Gas Emissions and Air Quality with the following features:

- Efficiency of at least 20% beyond current Title 24, Energy Efficiency Standards that are in effect at the time of construction permit issuance;
- Incorporation of photovoltaics to offset a percentage of the development's total estimated electricity;
- Use low thermal emissivity (Low E) glass;
- Use sustainably designed plumbing systems and low-flow water fixtures;
- Use efficient mechanical and electrical equipment, appliances, lighting fixtures, etc...;
- Use low Volatile Organic Compound (VOC) flooring, paint, and construction adhesives;
- Use low VOC insulation; and
- No installation of fireplaces.

44. Prior to the issuance of any construction permits, the Owner/Permittee's construction plans and specifications shall include the following general notes to reduce fugitive dust during construction activities:

- A minimum of two applications of water during any grading activities between earthmoving equipment;
- Use of street sweepers or water trucks to remove "track-out" at any point of public street access;
- Termination of any grading activities if the winds exceed 25 MPH; and
- Stabilization of soil material piles by chemical binders, tarps, fencing, or other erosion control measures.

#### **TRANSPORTATION REQUIREMENTS**

45. The security gate to the parking area shall remain open during business hours of all non-residential uses within the site to allow full access to the non-residential parking spaces, satisfactory to the City Engineer.

#### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

46. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of two gate valves on University Avenue at the

intersection of University Avenue and Iowa Street and at the intersection of University Avenue and 32nd Street, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

47. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection of the existing unused water and sewer services adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

48. Prior to the issuance of any construction permits, the Owner/Permittee 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 Director of Public Utilities 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.

49. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

50. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

51. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2013 and HO-XXXXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 1204736  
Site Development Permit No. 1204738  
Date of Approval: November 20, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Tim Daly  
Development Project Manager

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

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

Iowa Street Housing Partners, L.P.  
Owner/Permittee

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

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

**Project Plans (Hearing Officer only)**



**NORTH PARK PLANNING COMMITTEE**

**AGENDA: May 21, 2013– 6:30 PM**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**

[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

Like us: [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us: [@NPPlanning](https://twitter.com/NPPlanning)

- I. **Parliamentary Items** (6:30 pm)
- A. Call to Order, Roll Call and Attendance Report
  - B. Modifications to & Adoption of the May 21, 2013 Agenda
    - **Urgent Non-Agenda Action Items** – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
  - C. **Consent Agenda Items**: Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; 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.*  
 (UDPR 5/6/13 In Attendance: Barry, Dye, Morrison, Hill, Blackson, Nguyen, Pyles, Bonn, Callen, Steppke Non-Voting Members: Carlson, Granowitz)
    1. **T-Mobile - 4220 Arizona St** (Project No. 290170): CUP renewal for an existing Wireless Communications Facility in a residential zone.  
**MOTION: To Approve the CUP Renewal. Hall/Dye 10/0/0**
    2. **C-II Lofts Parcel Map Waiver - 3535 Crestwood Place** (Project No.314734); Ministerially permitted as apartments, currently under construction, needs Map Waiver to convert to Condos.  
**MOTION: to Deny the Map Waiver due to lack of public review prior to start of construction.**  
**Barry/Steppke 9/1/0 (Dye voting no)**
    3. **Iowa Senior Housing – 3937-3939 Iowa St** (Project No. 294439): Proposed SDP and CUP to allow demo of existing structures & construction of affordable for-rent senior housing with street-level commercial space. Site is 1.11-acre located within the CN-1 & MR-800B zones. Project is a Process 3 & can be appealed to the Planning Commission.
      - a. **MOTION: Approve SDP and CUP with agreement to add head-on or diagonal parking.**  
**Blackson/Nguyen 10-0-0;**
      - b. **MOTION: To encourage additional amenities including but not limited to roof top recreation space and exterior seating along the Iowa St side of the project. Steppke/Callen 10/0/0**
  - D. Approval of Previous NPPC Minutes: April 16, 2013 & May 9, 2013
  - E. Treasurer's Report –Brandon Hilpert
  - F. Social Media - Brandon Hilpert
  - G. Planner's Report –Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
- II. **Non Agenda Public Comment (2 min. max each)** Please fill out a Public Comment Sheet Give to Secretary
- III. **Announcements & Event Notices:** These are included on pg 3 along with links for more info. For items not on the Agenda for discussion please fill out a Public Comment Sheet and give to Secretary prior to the meeting (7:10 pm)
- **Additional Board Meetings for the Summer will be the 2<sup>nd</sup> Thursday of the Month @ 6:30 pm**  
**North Park Christian Fellowship: next Special Meeting tentatively set for June 13**
- IV. **Elected Official Reports:** Names & contact info are included on pg 3. Reports are limited to 2 Min Max Each
- V. **Discussion/Action Items:** (2 Min Max per Speaker-Chair can give more time as need) (7:20 pm)
- A. **Bluefoot Bar & Lounge Neighborhood Use Permit (NUP) (Project No. 315586):** McAlear/Pyles

Proposed Neighborhood Use Permit (NUP) to amend existing NUP to extend the previously-conforming bar/lounge use and maintain a sidewalk café. Existing NUP allows service to the sidewalk café until 10pm from Sunday–Thursday; new NUP proposes sidewalk café service until 11pm from Sunday-Thursday. The NUP is a Process 2 decision that is made by City staff and can be appealed to the Planning Commission.

**B. North Park Community Plan Update** - These 3 topics will be covered time permitting & in no particular order.

- 1. **Approval of Land Use Map** (7:50 pm)
  - a) **Report on University Heights May 16 Meeting Recommendations**
- 2. **Noise Element** (8:15 pm)
- 3. **Public Facilities Element (Time Permitting)**
- 4. **Urban Design Element (Time Permitting)**
- 5. **Park & Rec Element (Time Permitting)**

**VI. Reports**

**A. Chair's Report/CPC** (8:35 pm)

- 1. **Additional CPU Board Meetings for the Summer will be the 2<sup>nd</sup> Thursday of the Month 6:30 pm North Park Christian Fellowship; next Special Meeting tentatively set for June 13**
- 2. **CPC**
  - a) Councilmember Zapf attended CPC
  - b) CPC will vote on the Draft CIP Policy developed by the Ad Hoc Committee and City Staff/
  - c) Ad Hoc Committee created to work with CIP on Small Lot Subdivision Ordinance (Think Bungalow Courts)
- 3. **Election Wrap-Up:** Couple of issues came up that will be remedied including not having someone running for office working registration & discuss whether to allowing people to register until the candidate's speeches are concluded (how we use to do it)
- 4. **Agenda Format**

**B. Subcommittee Reports (Limited to Items not on the Agenda, 5 Min Max per Report)**

- 1. **Urban Design/Project Review, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting June 12, 2012**
- 2. **Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 3, 2012**

**C. Liaisons Reports** (2 Min. Max per Report)

- |   |                 |
|---|-----------------|
| 1. Balboa Park Committee                              | Rob Steppke     |
| 2. Maintenance Assessment District                    | Lucky Morrison  |
| 3. North Park Main Street                             | Cheryl Dye      |
| 4. Regional Bike Plan Proposed Initial Implementation | Carlson/Vidales |
| 5. Adams Ave BIA                                      | Dionne Carlson  |
| 6. NPBD Collaborative                                 | Vicki Granowitz |

**VII. Unfinished & Future Agenda Items**

- A. Bylaws
- B. CPU
- C. University Heights Identification Signs Projects
- D. CicloSDias, Ed Clancy Aid to Mayor Filner

**VIII. Next Meeting Dates: Special Meeting June 13, 2013; Board Meeting June 18, 2013**

**IX. Adjournment**

(9:15 pm)

\*\*Times are estimates only.

- To request an agenda in alternative format, a sign language or oral interpreter, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-584-1203 or [NPPC-Info@cox.net](mailto:NPPC-Info@cox.net)
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or [robert.barry@cox.net](mailto:robert.barry@cox.net)
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities go to NPCA website at [www.northparksd.org](http://www.northparksd.org).
- Adams Ave Business Improvement Association: <http://www.adamsavenuebusiness.com/>
- North Park Main Street: <http://northparkmainstreet.com/>
- "The Boulevard" El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)

**Announcements & Event Notices**

1. **Our Downtown Vision** May 23, 2013 5:00 pm to 6:30 pm North Park Recreation Center, 4044 Idaho St  
for more info Jared Emmitt: [jemmitt@downtownsandiego.org](mailto:jemmitt@downtownsandiego.org)
2. Sunday June 2, 2013 **Rock n Roll Marathon** 6:15; Half Marathon 6:45 for more info:  
<http://runrocknroll.competitor.com/san-diego>
3. **CicloSDias** Sunday Aug 18, 2013 10am – 4 pm <http://ciclosdias.com/>

**Elected Officials Representatives Contact Information**

- A. Linda Perine Hon Mayor Bob Filner Linda Perine ([lperine@sandiego.gov](mailto:lperine@sandiego.gov))
- B. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov)
- C. Jason Wiesz, Rep Hon. Toni Atkins, State Assembly District 76, 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov)
- D. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov)
- E. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3, [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov)



# 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:** Iowa Street Senior Housing **Project No. For City Use Only:** 294439

**Project Address:**  
3937 Iowa St, San Diego, CA 92104

**Part I - To be completed when property is held by individual(s)**

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: Iowa Street Senior Housing Project No. (For City Use Only) 294439

**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):  
Iowa Street Housing Partners L.P.  
 Owner  Tenant/Lessee  
 Street Address:  
7956 Lester Avenue  
 City/State/Zip:  
Lemon Grove, CA 91945  
 Phone No: 619 405 3450 Fax No:  
 Name of Corporate Officer/Partner (type or print):  
Matthew B Jumper  
 Title (type or print):  
General Partner  
 Signature: [Signature] Date: 11/29/12

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: \_\_\_\_\_

Owner  Tenant/Lessee  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
 \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No:  
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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
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 Title (type or print):  
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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

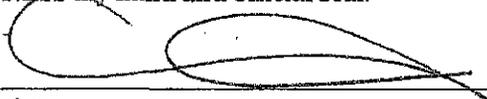


State of California )  
County of San Diego )

On October 20, 2011, before  
me, Adelle Michaelson, a Notary Public, personally  
appeared Anthony V. Garofalo, 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

(Affix Seal)



State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before  
me, \_\_\_\_\_, a Notary Public, personally  
appeared \_\_\_\_\_, 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

(Affix Seal)

DEVELOPMENT SERVICES  
**Project Chronology**  
 IOWA STREET SENIOR HOUSING; PROJECT NO. 294439

	Action	Description	City Review Time	Applicant Response
11/26/12	First Submittal	Project Deemed Complete		
1/8/13	First Assessment Letter	First assessment letter sent to applicant.	44 days	
4/15/13	Second submittal	Applicant's response to first assessment letter		97 days
5/20/13	Second Assessment Letter	First assessment letter sent to applicant.	35 days	
6/12/13	Third submittal	Applicant's response to first assessment letter		23 days
7/29/13	Third Assessment Letter	First assessment letter sent to applicant.	47 days	
8/6/13	All Cycle Issues Resolved	Staff review complete		8 days
11/20/13	Hearing Officer hearing		106 days	
<b>TOTAL STAFF TIME**</b>			<b>232 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>128 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to HO Hearing	<b>359 days</b>	

\*\*Based on 30 days equals to one month.