

DATE ISSUED: July 23, 2009

REPORT NO.: PC-09-036

ATTENTION: Planning Commission, Agenda of July 30, 2009

SUBJECT: PROPOSAL TO INITIATE AMENDMENTS TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE TO EXPAND AREAS WHERE EDUCATIONAL FACILITIES AND OTHER INSTITUTIONAL USES ARE PERMITTED – CENTRE CITY REDEVELOPMENT PROJECT

OWNER/

APPLICANT: Centre City Development Corporation (CCDC) / Oliver McMillan

SUMMARY

Issue: Should the Planning Commission initiate consideration of amendments to the Centre City Planned District Ordinance (CCPDO) to evaluate where educational facilities and other institutional uses may locate in the downtown area?

Staff Recommendation: Centre City Development Corporation (“Corporation”) staff recommends that the Planning Commission initiate CCPDO Amendment 2009-01 for the preparation of potential amendments to the CCPDO – to evaluate if educational facilities and other institutional uses are appropriate in the Residential Emphasis (RE) Land Use districts located within the Centre City Redevelopment Project.

CCDC Board Recommendation: On May 20, 2009, the Corporation Board of Directors (“Corporation Board”) voted 4-0 to recommend initiation of the potential amendments.

Community Planning Group Recommendation: On July 15, 2009, the Centre City Advisory Committee (CCAC) voted 14-2 to recommend initiation of the potential amendments.

Environmental Review: This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA. The appropriate environmental review will be completed as part of the amendment study and presented at later hearings for any proposed amendments.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

In 2006, the City Council of the City of San Diego ("City Council") adopted the Downtown Community Plan (DCP) and major amendments to the CCPDO to further the DCP's goals and policies. In 2007, the Corporation processed amendments to the CCPDO including the rezoning ten blocks, numerous "clean-up" item, and amendments resulting from litigation over policies affecting historical resources.

In April 2009, Corporation staff was approached by the Monarch School ("School"), which serves homeless and disadvantaged children at 808 West Cedar Street in the Little Italy neighborhood. The School was evaluating relocating and expanding its facilities into an office building located on B Street. However, the site lies within the RE Land Use District of the CCPDO, which does not allow schools. Although the existing office building was considered a Previously Conforming Use and could continue to be used for offices, or converted to residential uses (with possible ground-floor retail), it could not be converted to a school use under the City of San Diego's ("City") Land Development Code (LDC) regulations because offices constitute a commercial use while schools are institutional uses.

The School asked the Corporation to consider amendments to the CCPDO to facilitate the possibility of the proposed relocation. On May 20, 2009, the Corporation Board voted to support consideration of the amendments if the School reimbursed the Corporation for outside costs, consisting of public noticing and environmental review. Subsequently, the School decided not to pursue relocation to the B Street location at this time. However, developer Oliver McMillan contacted Corporation staff with a similar situation in which it wished to lease space in its recently constructed Lofts at 707 Tenth Avenue project to a school use. As the project is also located in the RE Land Use District, Oliver McMillan has requested that the Corporation continue with consideration of the amendments and has agreed to reimburse the Corporation for the outside costs.

DISCUSSION

The CCPDO establishes various land use districts within the DCP area (outside of the Gaslamp Quarter and Marina District). All districts allow for mixed-use developments, but some uses are not allowed in certain districts. The CCPDO defines the RE Land Use District as follows: "This district accommodates primarily residential *development*. Small-scale businesses, offices, and services, and small-scale ground *floor active commercial uses* (such as cafes and retail stores) are also allowed, subject to size and area limitations. Within the Residential Emphasis District, at least 80 percent of the *GFA* must be occupied by residential land uses. Nonresidential land uses may occupy no more than 20 percent of the *GFA*. Floor area dedicated to *active commercial uses* to satisfy the requirements of either the Main Street or Commercial Street overlay districts shall not be counted against the maximum non-residential percentage of *GFA*." The RE Land Use District areas are distributed throughout the downtown area as shown in Attachment A (the colored DCP Land Use Map is provided for legibility purposes as it matches the CCPDO Land Use Map). Permitted land uses within the RE Land Use District are shown in the CCPDO Land Use Table

shown in Attachment B (note the Table incorrectly shows “R” instead of “RE”). Educational facilities, churches and cultural facilities are classified as institutional uses and are not currently permitted in an RE Land Use District.

Corporation staff has conducted a preliminary evaluation of the necessary amendments which could facilitate a school’s location within an RE Land Use District. Originally, schools were not permitted in RE zones due to concerns over potential parking and noise impacts from large congregations of people, given the primarily residential uses within these projects. However, such uses could be considered compatible in a dense mixed-use downtown area, given that up to 20 percent of any building could be other commercial uses such as retail, restaurants, offices and others. In addition, almost every one of the approximately 60 blocks within the RE Land Use District lies across the street from another land use district that would allow schools. Schools are also permitted in multi-family residential land use districts outside of downtown. Therefore, the potential impacts from such uses would appear minimal and Corporation staff recommends that the potential amendments be initiated for further study and potential recommendation for approval.

If the potential CCPDO amendments are initiated, Corporation staff would examine a variety of alternatives (including which uses may be appropriate and what level of review is warranted for each, including ministerial and discretionary processes) and return with specific recommendations for consideration by the CCAC and Corporation Board before proceeding on to the Planning Commission and City Council. The following is a tentative schedule for processing such an amendment:

Date of Approval	Action or Approval
July 2009	CCAC and Planning Commission consideration of initiation
August 2009	Corporation staff analysis and environmental review of proposed amendments
September 2009	CCAC and Corporation Board consideration of proposed amendments
October/November 2009	Planning Commission and City Council hearings

The above timeline reflects the best-case scenario, based on the potential determination that the proposed amendments do not require additional environmental review beyond the previously certified Final Environmental Impact Report (FEIR) for the Downtown Community Plan. If additional environmental review is warranted, additional time would be required for the preparation of the appropriate environmental documents.

CONCLUSION

Corporation staff recommends that the Planning Commission approve the initiation of amendments to the CCPDO regulations to allow for educational facilities and other institutional uses in the RE Land Use District.

Respectfully submitted,


















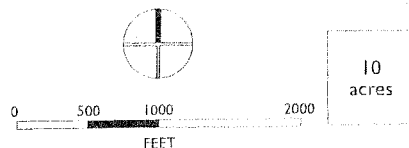
Brad Richter
Assistant Vice President, Current Planning

Attachments: A – Downtown Community Plan (DCP) Land Use Map
B – Centre City Planned District Ordinance (CCPDO) Land Use Table
C – Developer Disclosure Statement from Oliver McMillan

Figure 3-4
Land Use

CENTRE CITY COMMUNITY PLAN

-  Core
-  Neighborhood Mixed-Use Center
-  Employment/Residential Mixed-Use
-  Ballpark Mixed-Use
-  Public/Civic
-  Residential Emphasis
-  Industrial
-  Convention Center/Visitor
-  Mixed Commercial
-  Waterfront/Marine
-  Transportation
-  Existing Park/Open Space
-  Proposed/Pipeline Park/Open Space
-  Freeway Lid
-  Trolley



San Diego Bay

§156.0308 Base District Use Regulations

(a) Permitted Land Uses

The uses allowed and level of review required in the Centre City Planned District zones are shown in Table 0308-A, below. The “Additional Regulations” column includes special standards applicable to a use that are located following the table (by footnote designation) or in the referenced section of the City’s Land Development Code. If a use is listed as a Separately Regulated Use and there is not an associated reference in the Additional Regulations column, then the standards in the City’s Land Development Code may not apply, as determined through the project review process.

(b) *Previously Conforming* Land Uses

Land uses that were legally established under previous legislation but no longer conform to the land use regulations of this section may continue subject to the provisions of Section 127.0101 et seq of the Land Development Code, with the exception that the *GFA of Previously Conforming* Uses may be expanded up to 100% through a Neighborhood Use Permit.

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM ^a	MC	R	I ^b	T ^b	PC	OS	CC ^b	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
Public Park/ Plaza/Open Space	P	P	P	P	P	P	P	P	P	P	P	P		
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Residential														
Group Living	L	L	L	L	--	L	L	--	--	L	--	--	§131.0423(c)	
Multiple Dwelling Units	P	P	P	P	--	P	P	--	--	P	--	--		

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Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM ^s	MC	R	I ^s	T ^s	PC	OS	CC ^s	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
<i>Shopkeeper Units</i>	P	P	P	P	--	P	P ²	--	--	P	--	--		
Live/Work Quarters	P	P	P	P	--	P	P	--	--	P	--	--	§141.0311	
Separately Regulated Residential Uses														
Fraternalities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	--	--	§141.0304 (c)-(e)	
Home Occupations	P	P	P	P	--	P	P	--	--	P	--	--	§141.0308	
Housing for Senior Citizens	C	C	C	C	--	C	C	--	--	C	--	--	§141.031 §156.0303(f)	
<i>Living Units</i>	P	P	P	P	--	P	P	--	--	P	--	--	§156.0315 (b)	
<i>Residential Care Facilities</i>	C	C	C	C	--	C	C	--	--	C	--	--	§156.0303(f) §141.0312	
<i>Transitional Housing</i>	C	C	C	C	--	C	C	--	--	C	--	--	§141.0313 §156.0315(f)	
Institutional														
Separately Regulated Institutional Uses														
<i>Churches & Places of Religious Assembly</i>	P	P	P	P	--	P	--	--	--	P	--	--		C
Communication														
Antennas														
Minor Telecommunication Facility	L	L	L	L	L	L	N	L	L	L	C	L	§141.0405	
Major Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	§141.0405	
Satellite Antennas	L/ C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	§141.0405	
Correctional Placement Centers	C	--	--	--	--	C	--	--	--	C	--	--	§141.0406	
<i>Cultural Institutions</i>	P	P	P	P	P	P	--	--	--	P	P ^o	P		C, E
Educational Facilities	P	P	P	P	P	P	--	--	--	P	--	P		E
Energy Generation & Distribution Stations	C	C	C	C	C	C	--	C	C	C	--	C	§141.0408	C

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Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM ^g	MC	R	I ^h	T ^h	PC	OS	CC ^h	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
Exhibit Halls & Convention Facilities	--	--	--	--	--	C	--	C	C	C	--	P		E
Homeless Facilities ⁷	C	--	C	C	--	C	--	--	--	C	--	--	§141.0412 §156.0315(f)	
Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities	P	C	P	P	--	P	--	--	--	P	--	P		C, E
Major Transmission, Relay or Communication Switching Station	C	--	C	C	--	C	--	C	C	--	--	--	§141.0416	
<i>Social Service Institutions</i>	C	--	C	C	--	C	--	--	--	C	--	--	§156.0315(f)	
Retail Sales	P	P	P	P	P	P	P	P	--	P	--	P	§156.0307 (a), (b) & Figure C	M, C, E
Commercial Services														
Animal Grooming & Veterinary Offices	P	P	P	P	P	P	P	--	--	P	--	--		C, E
Assembly & Entertainment	P	P	P	P	P	P	--	--	--	P	P ^o	P		C, E
With Outdoor Use Area	N	N	N	N	N	N	--	--	--	N	N ^o	N		
Building Services	P	P	P	P	P	P	--	--	--	P	--	--		C, E
Business Support	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Eating & Drinking Establishments														
<i>Bona Fide Eating Establishments</i>	P	P	P	P	P	P	P	--	--	P	P	P	§156.0315 (a)	M, C, E
<i>Non-Bona Fide Eating Establishments w/Alcohol</i>	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E
With Outdoor Use Area	N	N	N	N	N	N	N	--	--	N	P	N		M, C, E

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Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM ^a	MC	R	I ^b	T ^b	PC	OS	CC ^d	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
With Live Entertainment & Dancing	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E
Financial Institutions	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Funeral & Mortuary Services	P	--	P	--	--	P	--	--	--	--	--	--		C
Maintenance & Repair	P	P	P	P	P	P	P	P	P	P	--	P		C, E
Off-Site Services	P	P	P	P	P	P	--	P	--	--	--	P		
Personal Services	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Radio & Television Studios	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Visitor Accommodations														
<i>Hotels and Motels</i>	P	P ^e	P	P	P	P	--	--	--	P	--	P		C, E
Separately Regulated Commercial Service Uses														
Animal Hospitals & Kennels	C	--	C	C	--	C	--	--	--	--	--	--	§141.0604(b)(1)	C
<i>Bed & Breakfast Establishments</i>	P	P	P	P	--	P	P	--	--	P	--	--		C
Child Care Facilities	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Instructional Studios	P	P	P	P	P	P	P	--	--	P	--	P		M, C
Parking Facilities (structure or surface)	C	C	C	C	C	C	C	C	C	C	C	C	§156.0313	M ³ , C ³
Private Clubs, Lodges and Fraternal Organizations	P	P	P	P	P	P	P	--	--	P	--	P		
<i>Pushcarts</i>	L/N	L/N	L/N	L/N	L/N	L/N	--	--	L/N	L/N	L/N	L/N	§141.0619	
<i>Recycling Facilities</i>														
Drop-Off Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (b)	
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (c)	

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Large Collection Facilities and Processing Facilities	--	--	--	--	--	C	--	C	C	--	--	--	§141.0620 (e)-(f)	
Small Collection Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (d)	
Sidewalk Cafes	N	N	N	N	N	N	N	--	--	N	N	N	§141.0621	
Single Room Occupancy <i>Hotels</i> (SRO)	P	P ⁴	P	P	--	P	P	--	--	--	--	--	§143.0510 - 143.0590	
Offices	P	P	P	P	P	P	P	--	--	P	--	P		
Vehicle & Vehicular Equipment Sales & Service														
Personal Vehicle Sales & Rental Offices	P	P	P	P	P	P	--	P	--	P	--	P		C, E
All Other Vehicle & Vehicular Sales & Service	--	--	--	--	--	C	--	C	C	--	--	--		
Separately Regulated Vehicle & Vehicular Sales & Service Uses														
Automobile Service Stations	--	--	C	C	C	C	--	C	C	--	--	--	§141.0801	
Wholesale, Distribution & Storage														
Moving & Storage Facilities	L ⁵	--	L ⁵	L ⁵	P	P	--	P	P	--	--	--		
Warehouses & Wholesale Distribution	L ⁵	--	L ⁵	L ⁵	P	P	--	P	P	--	--	--		
Separately Regulated Wholesale, Distribution & Storage Uses														
Temporary Construction Yards	N	N	N	N	N	N	N	N	N	N	--	N		

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Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM ^s	MC	R	I ^s	T ^s	PC	OS	CC ^s	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
Industrial														
Heavy Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--		
Light Manufacturing	P	--	P	P	P	P	--	P	P	--	--	--		
Marine Industry	--	--	--	--	--	C	--	C	--	--	--	--		
Research & Development	P	--	P	P	--	P	--	P	P	--	--	--		E
Trucking and Transportation Terminals	--	--	--	--	--	C	--	C	C	--	--	--		
Signs														
Allowable Signs	P	P	P	P	P	P	P	P	P	P	P	P	§142.1201 et. seq. §156.0314	
Separately Regulated Sign Uses														
Community Identification Signs	N	N	N	C	N	N	N	N	N	N	N	N	§141.1104	
Reallocation of Sign Area Allowance	N	N	N	C	N	N	N	N	N	N	N	N	§141.1105	
Revolving Projecting Signs	N	N	N	C	N	N	N	N	N	N	N	N	§141.1101	
Signs with Automatic Changing Copy	N	N	N	C	N	N	N	N	N	N	N	N	§141.1102	
Theatre Marquees	N	N	N	C	N	N	N	--	--	N	N	N	§141.1103	
Other Use Requirements														
Temporary Uses	Temporary Uses and Structures are regulated under Section §123.0401													

Footnotes to Table 0308-A

¹ Not permitted on State and Federal tidelands.

² Commercial floor use area contributes to 20% commercial use allowance and is subject to locational limitations of districts.

³ Limited to parking structures.

⁴ Up to 200 rooms permitted. Requires active ground floor uses along street frontages.

⁵ Limited to 20% gross floor area above grade.

⁶ Uses designated with -M, Main Street Overlay, -C, Commercial Street Overlay, or -E, Employment Required Overlay are those uses which qualify to meet minimum percentages as specified in sections 156.0307(b)(4), (6), and (10) of this Division, respectively.

⁷ Notwithstanding any other section of the Municipal Code, the required quarter mile separation between human service agencies shall not apply to multiple uses on the same premises.

⁸ These districts include properties that may be within State Tidelands or under the ownership of the United States Government, County of San Diego, or Port of San Diego. Lands west of the Mean High Tide Line are under the jurisdiction of the Port of San Diego and this Land Use Table is for planning purposes only. For lands owned by the United States Government, development and land uses are regulated by the Federal Government and may be subject to any development agreement (s) executed with the City of San Diego. For lands owned by the County of San Diego, development and land uses are regulated by the County of San Diego and the State of California Coastal Commission, except for private developments which are also subject to the Centre City Planned District Ordinance.

⁹ Any enclosed spaces containing parking, assembly, entertainment, or cultural institutions shall be located underground.

¹⁰ Structured parking facilities incorporated into a project that are a secondary, not primary, use shall be permitted by right and not be required to obtain a Conditional Use Permit.



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only
 The Lofts @ 707 10th

Project Address:
 707 10th Ave, San Diego CA 92101

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

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

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title:

Project No. (For City Use Only)

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

Legal Status (please check):

Corporation (checked) 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 (checked)

Corporate/Partnership Name (type or print):

Owner (checked) Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego, CA 92101

Phone No: 6192211111 Fax No: 619-321-1234

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

Title (type or print): CFO

Signature : Date:

Corporate/Partnership Name (type or print): OliverMcMillanFoster 10th, LLC

Owner (checked) Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego, CA 92101

Phone No: 6193211111 Fax No: 6193211234

Name of Corporate Officer/Partner (type or print): James F. Reynolds

Title (type or print): Senior Vice President

Signature : Date: 07/20/09

Corporate/Partnership Name (type or print):

Owner (checked) Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego CA 92101

Phone No: 619-321-1111 Fax No: 321-1234

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

Title (type or print): CEO

Signature : Date:

Corporate/Partnership Name (type or print):

Owner (checked) Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego CA 92101

Phone No: 619-321-1111 Fax No: 619-321-1234

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

Title (type or print): Chairman

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Richard Paul Buss

Title (type or print): President

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date: