



## THE CITY OF SAN DIEGO

### REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 30, 2014      **REPORT NO.** PC-14-061  
**ATTENTION:** Planning Commission, Agenda of October 9, 2014  
**SUBJECT:** Initiation of an Amendment to the Levi-Cushman Specific Plan and the Mission Valley Community Plan  
**OWNER:** HB Mission Valley, LLC; MVS Properties I, LLC – TIC Series; MVL Properties II, TIC Series  
**APPLICANT:** Related California Urban Housing, LLC

#### SUMMARY

**Issue(s)** – Should the Planning Commission INITIATE an amendment to the Levi-Cushman Specific Plan and the Mission Valley Community Plan? The initiation has been requested to comprehensively amend the Levi-Cushman Specific Plan to include revisions to the composition of land uses, and to amend the Mission Valley Community Plan to incorporate applicable revisions to be consistent Specific Plan amendment.

**Staff Recommendation(s)** – INITIATE the Specific Plan and Community Plan amendment process.

**Community Planning Group Recommendation(s)** – On September 3, 2014 the Mission Valley Community Planning Group voted 13-0-1 to recommend approval of the initiation of the Levi-Cushman Specific Plan and Mission Valley Community Plan amendment process.

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

**Fiscal Impact** – All associated processing costs would be paid by the applicant.

**Code Enforcement Impact** – None with this action.

**Housing Impact** – If initiated, the proposed amendment would analyze the potential of increasing the amount of residential development from 1,329 multi-family dwelling units, currently allowed by the adopted Levi-Cushman Specific Plan, to 4,000 total multi-family dwelling units.



**The initiation of a plan amendment does not confer adoption of a plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, nor is the City Council committed to adopt or deny the proposed amendment.**

## **BACKGROUND**

### **Setting**

The Levi-Cushman Specific Plan (Specific Plan) area encompasses approximately 200-acres within the Mission Valley Community Plan Area (Attachment #1) and is located west of Fashion Valley Road, south of Friars Road, north of Interstate-8 and Hotel Circle North (Attachment #2). The Levi-Cushman Specific Plan is one of the six specific plans identified within the Mission Valley Community Plan. The Specific Plan area consists of a relatively leveled river valley floor that gradually slopes up from the San Diego River, which runs through the approximate center of the site. The San Diego Trolley traverses the site from east to west, running north of the San Diego River. The site is currently used as a 27-hole golf course.

The site is designated within the Mission Valley Community Plan as Multi-Use, with a portion designated as Open Space along the San Diego River (Attachment #3). The Mission Valley Multiple-Use Zone is intended to provide for pedestrian oriented projects containing at least three functionally and physically integrated land uses. The Open Space – Floodplain Zone is intended to preserve the natural character of floodplains while permitting development that will not constitute a dangerous condition or an impediment to the flow of flood waters.

The Levi-Cushman Specific Plan (Specific Plan), as adopted in 1987, focuses on mixed-use development integrated by a mix of residential, retail commercial, office, hotel and recreational uses (Attachment #5). The adopted Specific Plan contains design standards and guidelines to be applied throughout the Specific Plan area with the San Diego River acting as the visual focus of development. The adopted Specific Plan proposes concentration of residential uses north of the river, office and hotel uses south of the river, and retail uses both north and south of the river (Attachment #5). The adopted Specific Plan proposes the establishment of a trolley station within the plan area. The adopted Specific Plan identifies an open space network comprised of river buffer open space, recreational open space and landscaping.

The adopted Specific Plan identifies a network of walkways, paths and sidewalks to accommodate safe and convenient pedestrian access throughout the entire site, providing access to surrounding projects and public transit systems. The adopted Specific Plan proposes a bicycle network that will link retail commercial, residential, and open space areas within the plan area as well as to the community-wide bicycle network. The adopted Specific Plan proposes new north-south and east-west connections for vehicular access, including a portion of the extension of Via Las Cumbres.



### **Proposed Amendment**

The initiation request proposes to comprehensively amend the Levi-Cushman Specific Plan. The proposed amendment would revise the Specific Plan's land use focus from predominantly commercial office, to allow for additional residential development. The proposed amendment would incorporate revisions to the Specific Plan's land use composition, multimodal circulation, parks and open space system, and would incorporate sustainable design features. The proposed amendment would analyze the potential of increasing the amount of residential development from 1,329 multi-family dwelling units, currently allowed by the adopted Levi-Cushman Specific Plan, up to 4,000 total multi-family dwelling units. The initiation request indicates a mix of residential, commercial office, and hotel uses, a public park along the River.

The Mission Valley Community Plan would be amended to ensure that it is consistent with the Specific Plan amendment. This could include, but not limited to addressing public facilities, the roadway network, bicycle and pedestrian facilities in the Mission Valley Community Plan.

### **DISCUSSION**

The City of San Diego is one of few jurisdictions that require either Planning Commission or City Council initiation a plan amendment before the plan amendment process and accompanying project may actually proceed. This initiation request does not constitute an endorsement of the project proposal. Specific plans and community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Specific Plan and Community Plan, but would not necessitate text or mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department believes that all of the following initiation criteria can be met:

**(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Mission Valley Community Plan and any community plan specific amendment criteria:**

The amendment proposes an integrated mixed-use development of residential, neighborhood-serving retail commercial, recreational, office and hotel uses with a circulation network that would provide for automobile, pedestrian, and bicyclist travel, incorporating a Trolley station, and park and open spaces along the San Diego River which would be consistent with the goals and policies of the General Plan and Mission Valley Community Plan.

The proposed amendment is consistent with the Mission Valley Community Plan land use designation for Multi-Use and Open Space. The General Plan encourages mixed-use projects developed in an integrated, compatible, and comprehensively planned manner involving two or more land uses. The General Plan identifies Mission Valley as a Subregional Employment Area for employment and residential uses. The Mission Valley Community Plan encourages development that combines and integrates residential uses with

commercial and service uses and provides amenities for residents. In addition, it encourages development that integrates various land uses into coordinated multi-use projects which emphasize pedestrian orientation and proximity to public transit.

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

The proposed amendment provides the ability for the Specific Plan to be consistent with the San Diego River Park Master Plan, adopted in 2013. The San Diego River Park Master Plan establishes a vision, guiding principles and recommendations for development areas within or directly adjacent to the River, and identifies a river corridor area and river influence area along the San Diego River within proposed amendment site. According to the Mission Valley Community Plan all approved Specific Plans in Mission Valley are exempt from the San Diego River Park unless an amendment to the Specific Plan is proposed. The proposed amendment would incorporate a public park along the San Diego River which would support the goals of and incorporate the elements of the San Diego River Park Master Plan.

The proposed amendment provides the opportunity for the Specific Plan to be updated to reflect present and future needs of the community, including analyzing the possibility of incorporating public facilities and public improvements into the implementation of the Specific Plan that better reflect the development of Mission Valley in the last 27 years and that are consistent with the General Plan policies and goals.

The proposed amendment would analyze the potential of increasing the amount of residential development compared to the amount of multi-family dwelling units currently allowed by the adopted Levi-Cushman Specific Plan. Additional multi-family dwelling units would be located in proximity to major employment centers and high frequency transit service, and would be located in one of the community's largest remaining vacant properties. The proposed amendment is consistent with the General Plan Housing Element policies that encourage higher residential densities being focused in the vicinity of major employment centers and transit service, and encourage the efficient use of remaining land available for residential development.

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

If initiated, the provision of public services and facilities will be addressed as a component of the amendment process. The applicant will need to provide a full analysis of existing and future public services and facilities to ensure that facilities and services will be available to serve an increase in residential dwelling units. The public services and facilities analysis would include, but not limited to: water, wastewater, storm water, education, fire rescue, libraries, streets, parks, and recreation. Concurrent to specific plan and community plan



amendment process, the Public Facilities Financing Plan will be amended if the amendment results in a demand for public facilities that is different from the adopted Community Plan and Public Facilities Financing Plan.

As outlined above, the proposed Specific Plan and Community Plan amendment meets all of the above criteria as described; therefore, Planning Department staff recommends that the Planning Commission initiate the amendment to the Levi-Cushman Specific Plan, the Mission Valley Community Plan.

The following land use issues have been identified by Planning Department Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

#### Land Use Policy

- Appropriate mix and intensities of office, hotel and retail uses, and density of residential uses consistent with Subregional Employment Area General Plan policies and based on economic and market impact analysis.
- Appropriate mix and siting of recreational active and passive uses, including the provision of active recreation opportunities as part of the proposed parks.
- Consistency with the San Diego River Park Master Plan.
- Compatibility and integration of the proposed Specific Plan amendment area with existing and planned adjacent uses.

#### Urban Design / Development and Regulatory Issues

- Incorporate the City's adopted Transit-Oriented Development Design Guidelines to locate higher densities and intensities along with complementing public uses, jobs, retail and services, in proximity to the proposed trolley station.
- Interconnected street system to form smaller pedestrian-oriented blocks.
- Enhancement of access and views to the San Diego River and the San Diego River Park.
- Compatibility of the proposed amendment with the General Plan Urban Design goals and policies related to horizontal and vertical mixed-use development and development adjacent to natural features.
- Incorporate design and site plan guidelines and development standards.
- Appropriate implementation and phasing strategies.

#### Transportation

- Comprehensive traffic study to evaluate traffic demand of the proposed mix of land uses and adequacy of the proposed roadways to serve the Specific Plan area and the community-wide vehicular circulation network.
- Assess traffic impacts of the proposed amendment in conjunction with surrounding approved developments.

- Incorporate transportation improvements which could include new north-south vehicular connections, additional lanes, and regional access.
- Coordination with Metropolitan Transit System and the San Diego Association of Governments to plan the location, timing, and funding of the proposed Trolley Station within the Specific Plan area.
- Connectivity of pedestrian and bicycle facilities within the Specific Plan area, to surrounding developments, across the river to provide north-south connectivity, and to existing and planned facilities.

#### Housing

- Incorporation of a range of housing types, to provide for a variety of household sizes and household incomes.
- Incorporation of affordable housing and workforce housing on-site.

#### Public Services and Facilities

- Full analysis of the availability and provision of public services and facilities, including on-site location of public facilities, such as neighborhood parks and/or community parks, a fire station to serve the west portion of the community, and others deemed necessary.
- Coordination with the San Diego Unified School District to address the need for public school facilities.
- Public Facilities Financing Plan Amendment if the amendment results in a demand for public facilities that is different from the adopted Community Plan and Public Facilities Financing Plan.
- Comprehensive analysis and status of all public improvements identified in the current Specific Plan.

#### Environmental Issues

- Appropriate land use adjacency guidelines and restoration policies for sensitive vegetation communities within Multiple Habitat Planning Area (MHPA) designated lands identified within the site, consistent with the Multiple Species Conservation Program (MSCP) Subarea Plan.
- Appropriate boundaries and development regulations to guide the development of Federal Emergency Management Agency (FEMA) mapped floodplain running along the San Diego River.
- Incorporate sustainability features including, but not limited to addressing water, energy, and storm water.

Although Planning Department Staff believes that the proposed amendment meets the necessary criteria for initiation, staff will need to compressively review the applicant's proposal once it is submitted to the City. Therefore, by initiating this community plan amendment, neither the staff, nor the Planning Commission are committed to recommend in favor or denial of the proposed Specific Plan and Community Plan amendment.



Respectfully submitted,



Brian Schoenfisch  
Program Manager  
Planning Department

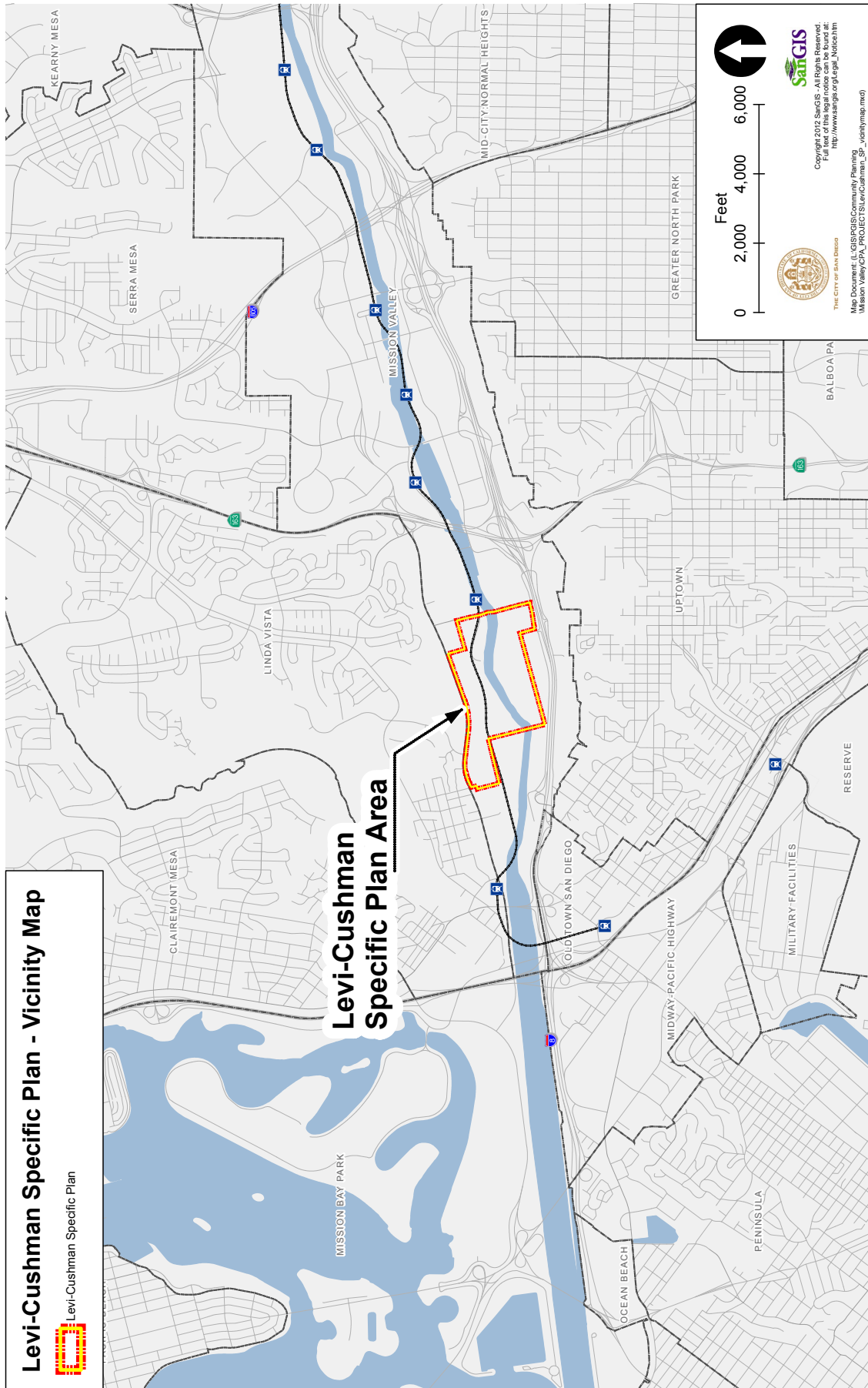


Elizabeth Ocampo Vivero  
Associate Planner  
Planning Department

BS/EOV/TG

Attachments

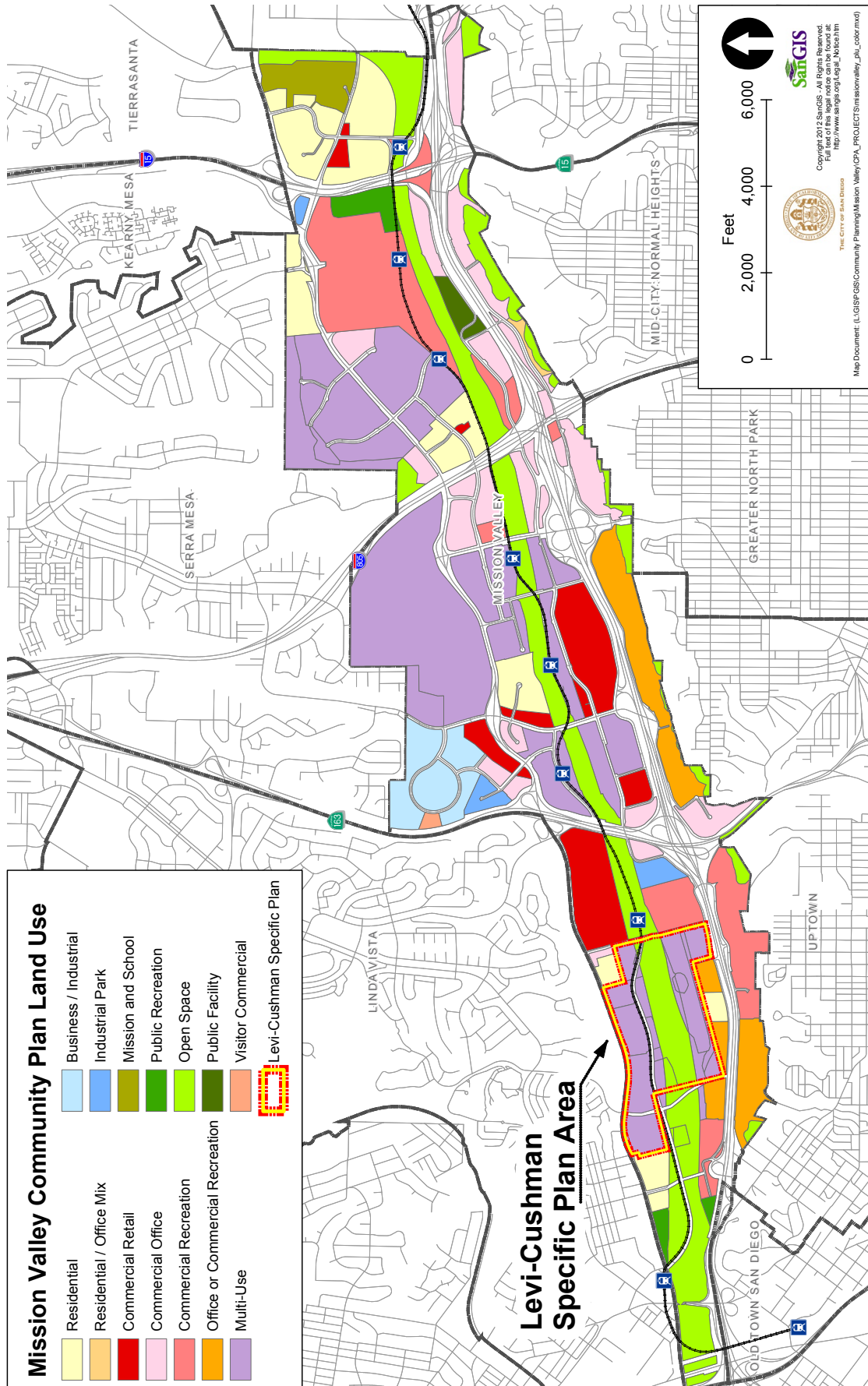
1. Vicinity Map
2. Aerial Photo
3. Mission Valley Community Plan Land Use Map
4. Levi-Cushman Specific Plan – Anticipated Development Allocation
5. Levi-Cushman Specific Plan – Land Use Map
6. Proposed Amendment Conceptual Land Use Map
7. Ownership Disclosure Statement













**TABLE 2.1**  
**ANTICIPATED DEVELOPMENT ALLOCATION<sup>a</sup>**

	Residential <sup>b</sup>	Hotel <sup>c</sup>	Retail	Office	Total
<b>DEVELOPMENT AREA 1</b>					
Dwelling Units	60				
Hotel rooms		500			
K SqFt	78	375	100	500	1,053
EDUs	48	500	700	800	2,048
ADTs	480	4,000	4,900	8,000	17,380
<b>DEVELOPMENT AREA 2</b>					
Dwelling units	300				
Hotel rooms		250			
K SqFt	390	250	50	691	1,319
EDUs	240	250	350	1,106	1,946
ADTs	2,400	2,000	2,450	11,056	17,906
<b>DEVELOPMENT AREA 3<sup>d</sup></b>					
Dwelling units	969				
Hotel rooms		250			
K SqFt	1,260	250	50	1,391	2,889
EDUs	775	250	350	2,225	3,600
ADTs	7,327	1,680	2,058	20,604	31,669
<b>TOTALS</b>					
Dwelling units	1,329				
Hotel rooms		1,000			
K SqFt	1,728	751	200	2,582	5,261
EDUs	1,063	1,000	1,400	4,131	7,594
ADTs	10,207	7,680	9,408	39,660	66,955

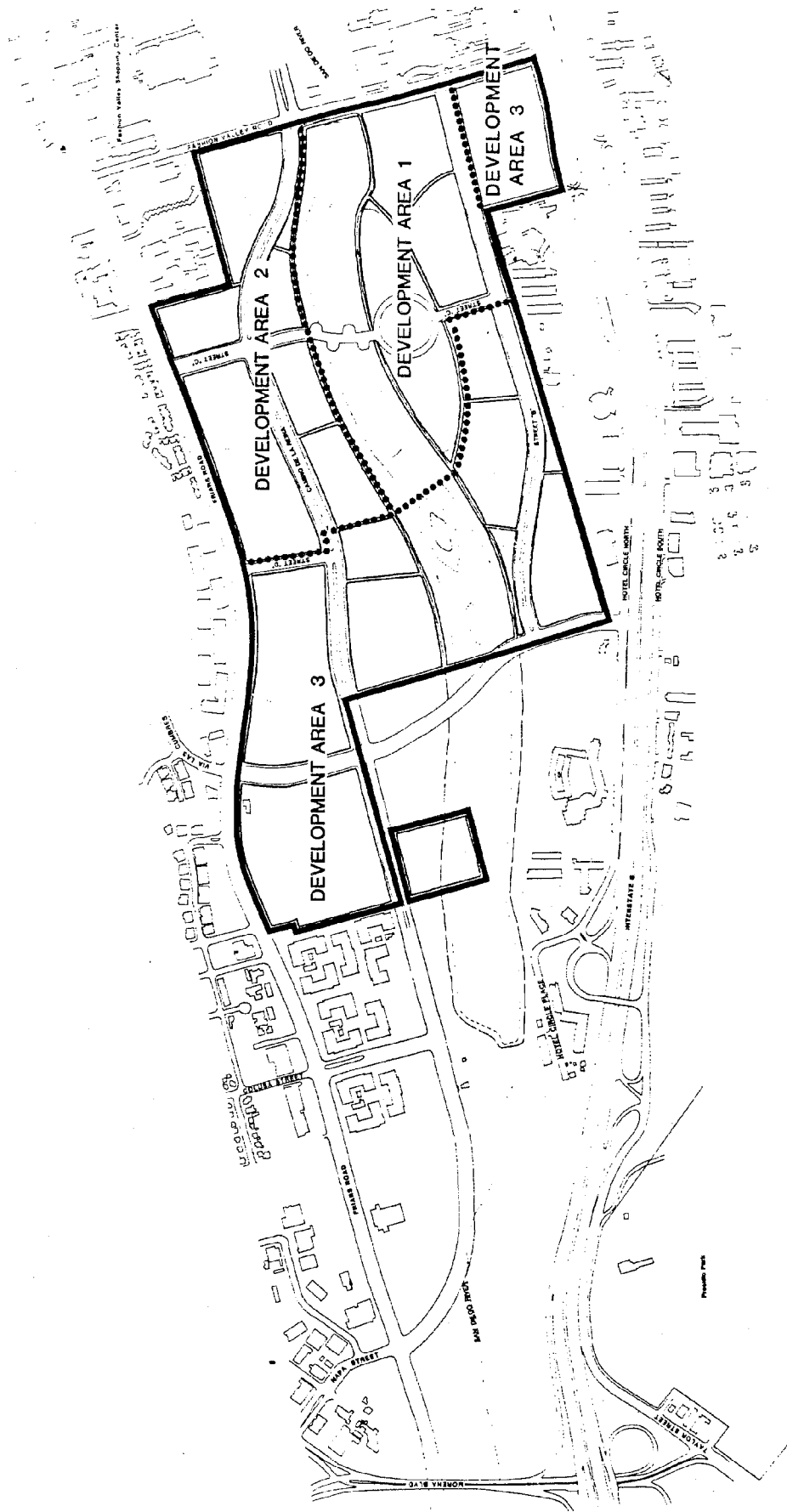
**Notes:**

a - ADT figures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand square feet of community commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual development may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will not exceed 67,000 ADT. Development may not exceed units, rooms, or nonresidential square footage by more than 15 percent per Development Area.

b - Residential units are calculated at 1,300 square feet each.

c - Hotel rooms are calculated at 750 square feet each.

d - Light Rail Transit adjustments equal four percent of the cumulative ADT. LRT adjustments are made for the entire project in DA 3, after construction of the LRT has begun into Mission Valley.

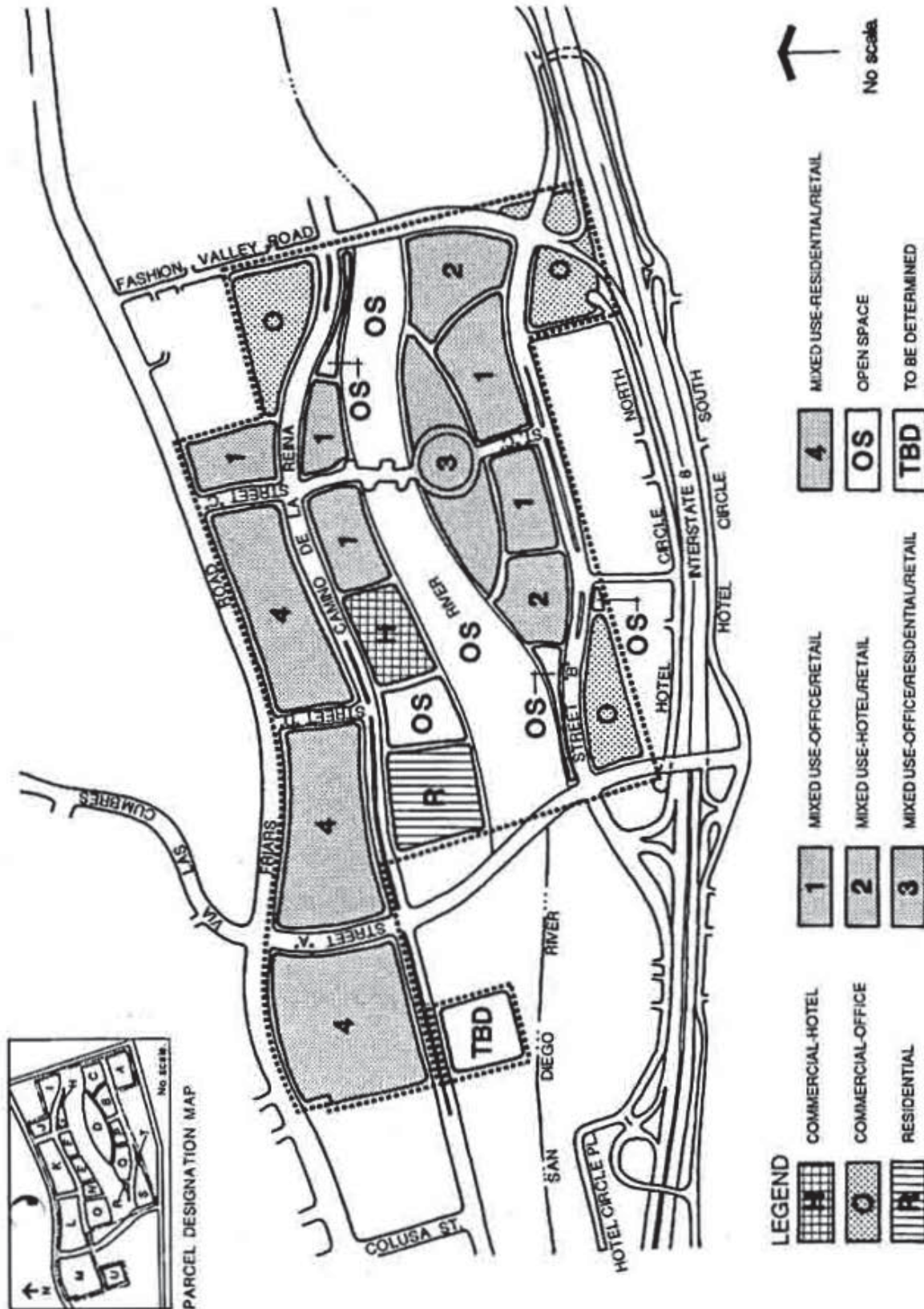


Circulation system is schematic, see Figure 5.2 for anticipated system improvements.

FIGURE 2.1

**PROJECT  
DEVELOPMENT  
PLAN**





**LEVI - CUSHMAN  
SPECIFIC PLAN**

## SUMMARY OF LAND USES





carrierjohnson + CULTURE

06.04.2014

5474.00

Land Use Plan

San Diego, California

RIVERWALK MASTERPLAN

**RELATED**  
CALIFORNIA





## 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

RiverWalk

Project No. For City Use Only

Project Address:

1150 Fashion Valley Road, San Diego 92108

### 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):

DONALD A. LEVI, TIC

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address: 400 Old Kibbie Hill Rd

City/State/Zip: 2446 TOWN PA 18901

Phone No: 267-544-5153

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

Signature: [Signature]

Date: 9/16/14

Name of Individual (type or print):

DONALD A. LEVI, 4B-Mission Valley

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address: 400 Old Kibbie Hill Rd

City/State/Zip: 2446 TOWN PA 18901

Phone No: 267-544-5153

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

Signature: [Signature]

Date: 9/16/14

Name of Individual (type or print):

DONALD A. LEVI, PDR

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

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City/State/Zip: 2446 TOWN PA 18901

Phone No: 267-544-5153

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

Signature: [Signature]

Date: 9/16/14

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☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

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

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

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

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

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

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

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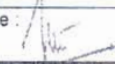
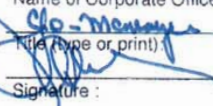
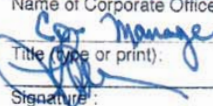
  

**Part II - To be completed when property is held by a corporation or partnership**

**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): Related California Urban Housing, LLC <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 18201 Von Karman Avenue, Suite 900 City/State/Zip: Irvine, CA 92612 Phone No: 949.697.8123    Fax No: 949.660.7273 Name of Corporate Officer/Partner (type or print): Matthew L Witte Title (type or print): Partner Signature:  Date: 18 <sup>th</sup> June 2014	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature:    Date:
Corporate/Partnership Name (type or print): PASCO DEL RIO, LTO <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 2900 SIXTH AVE City/State/Zip: SAN DIEGO, CA 92103 Phone No: 619.299.4160    Fax No: Name of Corporate Officer/Partner (type or print): Joe Martinez Title (type or print): Joe Martinez Signature:  Date: 09.16.14	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature:    Date:
Corporate/Partnership Name (type or print): HB Mission Valley, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2900 SIXTH AVENUE City/State/Zip: SAN DIEGO, CA 92103 Phone No: 619.299.4160    Fax No: Name of Corporate Officer/Partner (type or print): Joe Martinez Title (type or print): Joe Martinez Signature:  Date: 09.16.14	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> 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:



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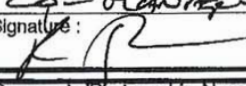
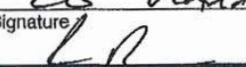
  

**Part II - To be completed when property is held by a corporation or partnership**

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

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Corporate/Partnership Name (type or print): Rosa Del Rio, Ltd <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 2900 G St Ave City/State/Zip: SD CA 92103 Phone No: 714-396-8995    Fax No: Name of Corporate Officer/Partner (type or print): Richard Tarbell Title (type or print): Co-Owner Signature:  Date: 9-16-14	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No:  Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature:    Date:
Corporate/Partnership Name (type or print): IHB Mission Valley, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2900 Sixth Ave City/State/Zip: SD CA 92103 Phone No: 714-396-8995    Fax No: Name of Corporate Officer/Partner (type or print): Richard Tarbell Title (type or print): Co-Owner Signature:  Date: 9-16-14	Corporate/Partnership Name (type or print):  <input type="checkbox"/> Owner <input type="checkbox"/> 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:

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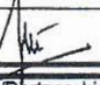
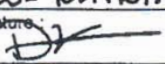
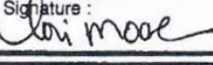
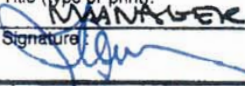
  

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☐ Partnership

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Corporate/Partnership Name (type or print): Related California Urban Housing, LLC <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 18201 Von Karman Avenue, Suite 900 City/State/Zip: Irvine, CA 92612 Phone No: 949.697.8123    Fax No: 949.660.7273 Name of Corporate Officer/Partner (type or print): Matthew L Witte Title (type or print): Partner Signature:  Date: 18 <sup>th</sup> JULY 2014	Corporate/Partnership Name (type or print): MVS PROPERTIES I, LLC - TIC SERIES <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 10620 TREENA ST #110 City/State/Zip: SAN DIEGO, CA 92131 Phone No: 858-549-2874    Fax No: Name of Corporate Officer/Partner (type or print): DEBRA L PARKKISH Title (type or print): CO-MANAGER Signature:  Date: 9/16/14
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:	Corporate/Partnership Name (type or print): MVS PROPERTIES I, LLC - TIC SERIES <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 10620 TREENA ST #110 City/State/Zip: SAN DIEGO, CA 92131 Phone No: 858-549-2874    Fax No: Name of Corporate Officer/Partner (type or print): LORI A MOORE Title (type or print): CO-MANAGER Signature:  Date: 9/16/14
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:	Corporate/Partnership Name (type or print): MVS PROPERTIES I, LLC - TIC SERIES <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 10620 TREENA ST #110 City/State/Zip: SAN DIEGO, CA 92131 Phone No: 858-549-2874    Fax No: Name of Corporate Officer/Partner (type or print): LAWRENCE M CUSHMAN Title (type or print): MANAGER Signature:  Date: 9/12/14



Project Title:	Project No. (For City Use Only)
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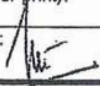
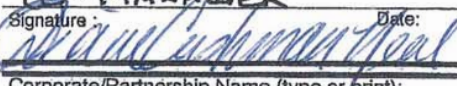
  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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:
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Project Title:	Project No. (For City Use Only)
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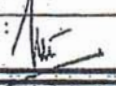
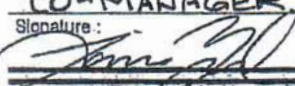
  


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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address:  City/State/Zip:  Phone No:    Fax No: Name of Corporate Officer/Partner (type or print):  Title (type or print):  Signature:    Date:	Corporate/Partnership Name (type or print): MVL PROPERTIES II, LLC - TIC SERIES <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2900 SIXTH AVENUE City/State/Zip: SAN DIEGO, CA 92103 Phone No: (619) 299-4160    Fax No: Name of Corporate Officer/Partner (type or print): LAWRENCE M CUSHMAN Title (type or print): MANAGER Signature:  Date: 09-16-14
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