

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

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

<u>Staff Recommendation(s)</u> – INITIATE the Specific Plan and Community Plan amendment process.

<u>Community Planning Group Recommendation(s)</u> – 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.

<u>Fiscal Impact</u> – All associated processing costs would be paid by the applicant.

<u>Code Enforcement Impact</u> – 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 northsouth 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 northsouth 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







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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	775 250 350 2,225 7,327 1,680 2,058 20,604 3 MLS 1,329 1,680 2,058 20,604 3 ng units 1,329 1,000 2,058 20,604 3 rouns 1,728 751 200 2,582 4 131 rouns 1,728 751 200 2,582 4 131 figures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hous and square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual net may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a square in the ADT figures portrayed by Development Area, though the total will a strange of the ADT and the ADT	K SqFt	1,260	250	50	1,391	2,889
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	7,327 $1,680$ $2,058$ $20,604$ NLSNLS $1,329$ $1,000$ $2,058$ $20,604$ ng units $1,329$ $1,000$ $2,582$ rooms $1,728$ 751 200 $2,582$ t $1,000$ $1,400$ $4,131$ figures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand squarefigures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand squarefigures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand squarefigures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand squarefigures in this table reflect: 8 trips per multi-family residential unit; 8 trips per hotel room; 49 trips per thousand square	EDUs	775	250	350	2,225	3,600
ALS ng units 1,329 1,000 rooms 1,728 751 200 2,582 t 1,400 1,400 4,131 10,207 7,680 9,408 39,660 6	ALS ng units 1,329 1,000 1,400 2,582 1,728 751 200 2,582 1,000 1,400 4,131 10,207 7,680 9,408 39,660 6 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual ment may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will r	ADTs	7,327	1,680	2,058	20,604	31,669
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	ng units 1,329 1,000 1,000 1,400 2,582 1,000 1,400 4,131 1,0,207 7,680 9,408 39,660 6 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual nent may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will r	TOTALS					
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	COOMS 1,000 t 1,728 751 200 2,582 t 1,063 1,000 1,400 4,131 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square dity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual ment may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the structure of the structure of the total will represent the structure of the total will represent the structure of the structure of the total will represent the structure of the total will represent the structure of the s	Dwelling units	1,329				
t $1,728$ 751 200 2,582 1,063 1,000 1,400 4,131 10,207 7,680 9,408 39,660 6	t 1,728 751 200 2,582 1,063 1,000 1,400 4,131 10,207 7,680 9,408 39,660 6 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual neut may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the station of the total will represent the sta	Hotel rooms		1,000			
1,063 1,000 1,400 4,131 10,207 7,680 9,408 39,660 6	1,063 1,000 1,400 4,131 10,207 7,680 9,408 39,660 6 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual nent may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will represent the state of the state of the total will represent the state of the state of the state of the total will represent the state of the stat	K SqFt	1,728	751	200	2,582	5,261
10,207 7,680 9,408 39,660 6	10,207 7,680 9,408 39,660 6 figures in this table reflect: 8 trips per multi-family residential unit, 8 trips per hotel room; 49 trips per thousand square ity commercial center; and 4 percent overall reduction for light-rail transit. See Circulation Section for details. Actual neut may show a variation of up to 5 percent in the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction and the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction and the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction and the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development Area, though the total will reduction for the ADT figures portrayed by Development ADT figures aready aready aready aready aready aready ar	EDUS	1,063	1,000	1,400	4,131	7,594
Notes:	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	ADTs	10,207	7,680	9,408	39,660	66,955
	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	Notes:					

TABLE 2.1 ANTICIPATED DEVELOPMENT ALLOCATION^a

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

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

LEVI-CUSHMAN SPECIFIC PLAN/17 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.

ATTACHMENT #4-B







ATTACHMENT #7-A

Development Šervices 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	Owner	ship Disclosure Statement
pproval Type: Check appropriate box for type of approval (s) requester Neighborhood Development Permit Variance Tentative Map 😿 Vesting Tentative Map T Map Waiv		
roject Title RiverWalk		Project No. For City Use Only
roject Address:		
1150 Fashion Valley Road, San Diego 92108		
rt I - To be completed when property is held by individual(s)	
signing the Ownership Disclosure Statement, the owner(s) acknowledge zve. will be filed with the City of San Diego on the subject property, wo ow the owner(s) and tenant(s) (if applicable) of the above referenced to have an interest in the property, recorded or otherwise, and state the ividuals who own the property). A signature is required of at least one in the Assistant Executive Director of the San Diego Redevelopment Ag- velopment Agreement (DDA) has been approved / executed by the C nager of any changes in ownership during the time the application is b Project Manager at least thirty days prior to any public hearing on the promation could result in a delay in the hearing process:	th the intent to record an encumbral property. The list must include the n type of property interest (e.g., tenant of the property owners. Attach add gency shall be required for all project ity Council. Note: The applicant is eing processed or considered. Char	nce against the property. Please list ames and addresses of all persons s who will benefit from the permit, all itional pages if needed. A signature parcels for which a Disposition and responsible for notifying the Project opes in ownership are to be given to
ditional pages attached X Yes No		
ame of Individual (type or print): DOMDES LEVI, TIC R Owner Tenant/Lessee F Redevelopment/Agercy- reet Address: ty/State/Zip: bone No: gnature: Date:	Name of Individual (type or pr Competition of the second	LTVI, 14 B-MISSID
ame of Individual (type or print):	Name of Individual (type or pri	Party
reet Address	Owner Tenant/Lessee Street Address:	Redevelopment Agency
Wisiate Zio	City/State/Zip:	-
NOR NO: 11/ 5/4 - 5/53	Phone No:	Eax No:
1 EARIAN MIDIT		Fax No:
gnature Date:	Signature :	Date:
	·	
	2 74	

ATTACHMENT #7-B

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corpor-	ation or partnership
Legal Status (please check):	
Corporation Limited Liability -or- General) What St Partnership	ate? Corporate Identification No
as identified above, will be filed with the City of San Diego on the the property. Please list below the names, titles and addresses otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). A signature is required property. Attach additional pages if needed. Note: The applican ownership during the time the application is being processed or	cknowledge that an application for a permit, map or other matter, the subject property with the intent to record an encumbrance against of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners to f at least one of the corporate officers or partners who own the nt is responsible for notifying the Project Manager of any changes in considered. Changes in ownership are to be given to the Project ubject property. Failure to provide accurate and current ownership ditional pages attached Yes No
Corporate/Partnership Name (type or print): Related California Urban Housing, LLC	Corporate/Partnership Name (type or print):
Cowner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 18201 Von Karman Avenuc, Suitc 900	Street Address:
City/State/Zip: Irvine, CA 92612	City/State/Zip:
Phone No: Fax No: 949.697.8123 949.660.7273	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Matthew L Witte	Name of Corporate Officer/Partner (type or print):
Title (type or drint): Partner	Title (type or print)
Signature : / Date: Date: 18 - 5017 7614	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Cowner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 2900 SIRTHA ANG	Street Address:
City/State/Zip: SAND/500, CA 921=3	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Tild Type or print):	Title (type or print):
Signature : Date:	Signature Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address: 2900 SIXTH AJENDE	Street Address:
City/State/Zip: Sad Desco CA 92.103	City/State/Zip:
Phone No: Fax No: Name of Corporate Officer/Partner (type or print):	Phone No: Fax No:
Cor Mananen	Name of Corporate Officer/Partner (type or print):
(Title (the or print): 0 09.16.14	Title (type or print):
Signature : Date:	Signature . Date:

ATTACHMENT #7-C

Project Title:	Project No. (For City Use Only)
	n ou nautouchin
Part II - To be completed when property is held by a corporation	n or partnership
Legal Status (please check):	Corporate Identification No
By signing the Ownership Disclosure Statement, the owner(s) ackm as identified above, will be filed with the City of San Diego on the su the property. Please list below the names, titles and addresses of a otherwise, and state the type of property interest (e.g., tenants who in a partnership who own the property). A signature is required of property. Attach additional pages if needed. Note: The applicant is ownership during the time the application is being processed or cor Manager at least thirty days prior to any public hearing on the subje information could result in a delay in the hearing process. Additional	ubject property with the intent to record an encumbrance against all persons who have an interest in the property, recorded or will benefit from the permit, all corporate officers, and all partners at least one of the corporate officers or partners who own the responsible for notifying the Project Manager of any changes in histored. Changes in ownership are to be given to the Project ect property. Failure to provide accurate and current ownership bonal pages attached Yes No
Corporate/Partnership Name (type or print): Related California Urban Housing, LLC	Corporate/Partnership Name (type or print):
Cowner Tenant/Lessee	Cowner CTenant/Lessee
Street Address: 18201 Von Karman Avenue, Suite 900	Street Address:
City/State/Zip: Irvine, CA 92612	City/State/Zip:
Phone No: Fax No: 949,697,8123 949.660.7273	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Matthew L Witte	Name of Corporate Officer/Partner (type or print):
Title (type or print): Partner	Title (type or print):
Signature : / With Date: 18 M JULY 2014	Signature : Date:
Comporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Cowner Trenant/Lessee	Cowner Tenant/Lessee
Street Address: 2900 6 13 Auc	Street Address:
City/State/Zip: SO CIA 92/03	City/State/Zip:
Phone No: 756-3-295	Phone No: Fax No:
Name of Corporate Officer/Partner (type of print):	Name of Corporate Officer/Partner (type or print):
Title (type or print): G-Organizar 9-16-14	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
KOwner Tenant/Lessee	Cowner CTenant/Lessee
Street Address: 2900 Sirth Ave	Street Address:
City/State/Zip: CA 92-143	City/State/Zip:
Phone No: Phone No: Phone No: Fax No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature Date: 9-16-14	Signature : Date:

ATTACHMENT #7-D

oject Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corpo	aration or partnership
egal Status (please check):	
Corporation Limited Liability -or- General) What S Partnership	State? Corporate Identification No
as identified above, will be filed with the City of San Diego on the property. Please list below the names, titles and addressed otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). A signature is required property. Attach additional pages if needed. Note: The application wonership during the time the application is being processed of the second	acknowledge that an application for a permit, map or other matter, the subject property with the intent to record an encumbrance against as of all persons who have an interest in the property, recorded or is who will benefit from the permit, all corporate officers, and all partners ad of at least one of the corporate officers or partners who own the ant is responsible for notifying the Project Manager of any changes in or considered. Changes in ownership are to be given to the Project subject property. Failure to provide accurate and current ownership ddltonal pages attached Yes No
Corporate/Partnership Name (type or print): Related California Urban Housing, LLC	Corporate/Partnership Name (type or print): MVS PROPERTES 1, LLC - TC SAME
Cowner Tenant/Lessee	Owner Trenant/Lessee
Street Address: 18201 Von Karman Avenue, Suite 900	Street Address: 10620 TREENA ST #110
City/State/Zip: Irvine, CA 92612	SAN DIEDO, CA 9251
Phone No: Fax No: 949.697.8123 949.660.7273	Phone No: 858 - 549 - 2874 Fax No:
Name of Corporate Officer/Partner (type or print): Matthew L Witte	Name of Corporate Officer/Partner (type or print):
Title (type or print): Partner	Title (type or print):
Signature : Au Date: 18 H JULY 201-	Signatore: Date: 9/15/14
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print): MVS PROPERIDES 1. LLC. TIC SER
Cowner CTenant/Lessee	Cowner Tenant/Lessee
Street Address:	Street Address: 10620 TREENA ST #110
City/State/Zip:	SAN DIELO, CA 92131
Phone No: Fax No:	Phone No: -549 - 2814 Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print)
Title (type or print)	Title (type or print):
Signature : Date:	Signature: Date: 9/12/14
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print): MVS PROPERTIES I, LLC-TICSER
Owner Tenant/Lessee	Cowner Tenant/Lessee
Street Address:	Street Address: 10620 TREENA ST #110
City/State/Zip:	City/State/Zip: DIELO CA 92131
Phone No: Fax No:	Phone No: 558-549-2814 Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print)
Signature : Date:	Signature Date:

ATTACHMENT #7-E

Project Title:	Project No. (For City Use Only)
Part II - To be completed when property is held by a corpora	ation or partnership
Legal Status (please check):	
Corporation Limited Liability -or- General) What Sta	ate? Corporate Identification No
the property. Please list below the names, titles and addresses otherwise, and state the type of property interest (e.g., tenants w in a partnership who own the property). <u>A signature is required</u> <u>property</u> . Attach additional pages if needed. Note: The applicant ownership during the time the application is being processed or	e subject property with the intent to record an encumbrance against of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners of at least one of the corporate officers or partners who own the t is responsible for notifying the Project Manager of any changes in considered. Changes in ownership are to be given to the Project ubject property. Failure to provide accurate and current ownership
Corporate/Partnership Name (type or print): Related California Urban Housing, LLC	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	WL PROPERTIES II, TIC SERIES
Street Address: 18201 Von Karman Avenue, Suite 900	Street Address:
City/State/Zip: Irvine, CA 92612	2900 SIXTH AVENUE City/State/Zip:
Phone No: Fax No:	SAN DIEGO, CA 92103 Phone No: Fax No:
949.697.8123 949.660.7273	Name of Corporate Officer/Partner (type or print):
Name of Corporate Officer/Partner (type or print): Matthew L Witte	DIANE CUSHMAN NEAL
Title (type or print): Partner	Title (type or print):
Signature : / UL Date: 18 TULY 2014	Signature: Juli un man Man Moal 9/16/14
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Cowner CTenant/Lessee	Cowner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

ATTACHMENT #7-F

ject Title:	Project No. (For City Use Only)
art II - To be completed when property is held by a corpo	ration or partnership
egal Status (please check):	
Corporation Limited Liability -or- General) What S Partnership	tate? Corporate Identification No
<u>identified above, will be filed with the City of San Diego on file property</u> . Please list below the names, titles and addresse inervise, and state the type of property interest (e.g., tenants a partnership who own the property). <u>A signature is require operty</u> . Attach additional pages if needed. Note: The application is being processed of the application is being processed of the signature of the time the application is being processed of the application.	acknowledge that an application for a permit, map or other matter, he subject property with the intent to record an encumbrance against s of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners ad of at least one of the corporate officers or partners who own the int is responsible for notifying the Project Manager of any changes in or considered. Changes in ownership are to be given to the Project subject property. Failure to provide accurate and current ownership dditional pages attached Yes No
Corporate/Partnership Name (type or print): Rélated California Urban Housing, LLC	Corporate/Partnership Name (type or print): MVL PROPERTIES II, LLC -TIC SERVES
Owner V: Tenant/Lessee	Cowner C Tenan Messee
Street Address: 18201 Von Karman Avenue, Suite 900	Street Address: 2900 SIXTH AVENUE
City/State/Zip: Irvine, CA 92612	SAN DIEGO, CA 92103
Phone No: Fax No: 949.697.8123 949.660.7273	Phona No: Fax No:
Name of Corporate Officer/Partner (type or print): Matthew L (Witte	Name of Corporate Officer/Partner (type or print):
Title (type or print): Partner	Title (type or print): CO-MANAGER
Signature : Date: Date: 18 TH JULY 201-	Signature: Date: Some and 9-16-14
Corporate/Partnership Name (type or print):	Corporate/Particership Name (type or print):
	MVL PROPERTIES II, LLC - TIO SER
Owner Tenant/Lessee	Cowner Tenant/Lessee
Street-Address:	Street Address: 2900 SIXTH AVENVE
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	SAD DIEGO, CA 92103 Phone No: (619) 299 - 4160 Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print): LAWRENCE M CUSHMAN
Title (type or print):	Title (type or print): MANAGER 0916-14
Signature : Date:	Signatura: Date:
Cotporate/Partnership Name (type or print):	Corporate/Pantnership Name (type or print):
C. Owner Tenant/Lessee	Cowner CTenant/Lessee
Cowner CTenant/Lessee Strèet Address:	Cowner C Tenant/Lessee Street Address:
Street Address:	Street Address:
Street Address: City/State/Zip:	Street Address: City/State/Zip:
Street Address: City/State/Zip: Phone No: Fax No:	Street Address: City/State/Zip: Phone No: Fax No: