



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 9, 2016

TO: Planning Commissioners

FROM: Derrick Johnson (D.J.) DPM II, Development Services Department *DJ*

SUBJECT: Planning Commission Agenda of December 15, 2016, Item No. 9,  
7-Eleven, 3911 University Avenue, Project No. 442481

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Please note revisions have been made to Attachments No. 5, No. 6 and No. 13 of the Report to Planning Commission (PC-16-095) to reflect clarifications made during testimony on this item at the December 1, 2016, public hearing and resulting from the continuance of the item to the December 15, 2016, Planning Commission hearing date. The following is a summary of the revisions:

- Permit approval date: All references now indicate December 15, 2016.
- Permit utilization expiration date: All references now indicate December 15, 2019.
- Permit expiration date: All references now indicate December 15, 2026.
- Hours of alcohol sales: Clarified to note 10:00 am to midnight.
- Community Plan: All references reflect the Mid-City Communities Plan.
- Owner/Permittee: All references revised to 3911 University LLC.
- Property Owner: All references clarify 3911 University LLC, as property owner.
- Ownership Disclosure Statement: Site ownership changed subsequent to the application filed August 20, 2015. The Ownership Disclosure Statement (Attachment 13) has been updated to include all current owners and financial stakeholders.

DJ

Attachments: 1. Revised Draft Permit Resolution with Findings  
2. Revised Draft Permit with Conditions  
3. Revised Ownership Disclosure Statement

**PLANNING COMMISSION RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 154744  
7-11 ELEVEN – CUP, 3911 UNIVERSITY AVENUE PROJECT NO. 442481**

WHEREAS, ~~3911 University LLC~~~~Jack Cypress and Cypress Development~~, Owner/Permittee, filed an application with the City of San Diego to operate an alcoholic beverage outlet and conditioned upon the issuance and transfer of a license (Type 20 Beer and Wine License for the sale of alcoholic beverages for off-site consumption) from the State Department of Alcoholic Beverage Control (ABC) and subject to the City's land use regulations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 154744), on portions of a 0.23-acre site; and

WHEREAS, the project site is located in the CU-2-3 Zone of the Central Urbanized Planned District, within the ~~Mid-City Communities~~~~City Heights Community-Plan~~ Area, and will be located at 3911 University Avenue, within a 2,150-square-foot, 7-Eleven convenience store; and

WHEREAS, the project site is legally described as: Lots 1, 2, 3 and 4, Block 54 City Heights, Map No. 1007; and

WHEREAS, the project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016; and

WHEREAS, on September 21, 2016, the Hearing Officer of the City of San Diego approved Conditional Use Permit No. 154744 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on October 4, 2016, Robert Zakar filed an appeal of the Hearing Officer's decision and the project came before the Planning Commission on appeal; and

WHEREAS, on December 15, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 154744 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission denies the appeal and affirms the decisions of the Hearing Officer, and adopts the following written Findings, dated December 15, 2016.

**CONDITIONAL USE PERMIT (CUP) FINDINGS - SECTION 126.0305:**

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

The project proposes a CUP for the operation of an alcohol beverage within a 2,150-square-foot, 7-Eleven convenience store, specifically for a Type 20 license allowing for the sale of beer and wine for off-site consumption. Although, the ~~Mid-City Communities~~~~City Heights Community-Plan~~ designates the site for Industrial Land Use, the proposed commercial land use is consistent with the permitted uses allowed in the underlying CU-2-3 Zone, and does not conflict with applicable policies in the ~~Mid-~~

~~City Communities City Heights Community Plan~~. The sale of alcoholic beverages is not addressed in the Community Plan, however one goal is, "....to provide a full range of commercial goods and services to the Mid-City Population." The ~~Mid-City City Heights Community Plan~~ Communities Plan does not specifically address alcoholic beverage outlets; however the sale of alcohol products is defined as a commercial retail use in the Land Development Code and permitted with the approval of a CUP. The ~~Mid-City Communities City Heights Community Plan~~ recommends the site can be used for commercial development; therefore the CUP to allow the sale of alcohol would not adversely affect the applicable land use plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project proposes a CUP for the operation of an alcohol beverage within a 2,150-square-foot, 7-Eleven convenience store, specifically for a Type 20 license allowing for the sale of beer and wine for off-site consumption.

Separate from the Alcoholic Beverage Control (ABC), this CUP places restrictions on the 7-Eleven convenience store which relate to the sale of alcohol. Approval of this application would condition the sale of alcohol so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The applicants are purchasing the existing license from the 38<sup>th</sup> Street Market Avenue, that currently has no conditions attached, and moving that license one block east to the new location. The transfer will allow more contemporary standard Alcoholic Beverage Control conditions to be applied to the new CUP. The transferring of the current Alcoholic Beverage License will not increase the number of license within the Community or within census tract 24.01. The project will have to comply with all the regulations listed in SDMC 141.0502(b) which would limit the hours of sales, regulate the square footage of area for alcohol to be sold, regulate advertising, provide for a well-lighted area, and prohibit specific on-site activities with the objective of reducing the likelihood of loitering and other criminal activity on the property. Additionally, the CUP includes conditions regulating the type, size, and quantities of the beverages. The conditions would also limit the hours of alcohol beverage sales from 10:00 a.m. to ~~Midnight~~ 12:00 p.m. Advertising will be limited and "No Loitering" signs would be required to be prominently displayed on the premises.

The proposed 7-Eleven will be consistent with the recommended commercial land use, therefore there will be no conflict with the current development pattern in the neighborhood. The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016.

Both staff and the San Diego Police Department have concluded that the CUP as conditioned would not have a negative impact on the surrounding neighborhood. Therefore, with the proposed conditions regulating the sale of alcoholic beverages, the proposed development will not be detrimental to the public's health, safety or welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The CU-2-3 Zone is intended to accommodate development with pedestrian orientation and medium-high density residential use. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate for the community. The focus is on pedestrian-oriented establishments where the primary commercial function is geared to a single stop activity. Alcohol sales are an allowed use with a Conditional Use Permit pursuant to San Diego Municipal Code Section 141.0502 and the project complies with the applicable regulations of the Land Development Code including parking, floor area ratio and no deviations are requested as a part of this application.

**4. The proposed use is appropriate at the proposed location.**

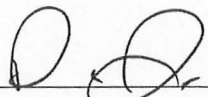
The project proposes a CUP for the operation of an alcohol beverage within a 2,150-square-foot, 7-Eleven convenience store, specifically for a Type 20 license allowing for the sale of beer and wine for off-site consumption. The project is within a commercial zone surrounded by commercial, retail services, educational institutions and residential uses.

Separate from the Alcoholic Beverage Control (ABC), this CUP places restrictions on the 7-Eleven convenience store which relate to the sale of alcohol. Approval of the CUP as conditioned would not have a negative impact on the surrounding neighborhood. The CUP includes a number of conditions that would limit the hours of sales, regulate the square footage of area for alcohol to be sold, regulate advertising, provide for a well-lighted, cleaner site and prohibit specific on-site activities with the objective of reducing the likelihood of loitering and other criminal activity on the property.

The project will have to comply with all the regulations listed in SDMC 141.0502(b), and the sales will be limited to the hours of 10:00 a.m. to ~~Midnight~~12:00 p.m. and limit to a maximum of 20 percent of the floor area dedicated to alcohol sales.

Both staff and the San Diego Police Department have concluded that the CUP as conditioned not have a negative impact on the surrounding neighborhood. Therefore, with the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 159199 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 159199, a copy of which is attached hereto and made a part hereof.



Derrick Johnson (DJ)  
Development Project Manager  
Development Services

Adopted on: ~~September 24~~December 15, 2016

IO#: 24006169

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006169

CONDITIONAL USE PERMIT No. 1547444  
7-11 ELEVEN – CUP, 3911 UNIVERSITY AVENUE - PROJECT No. 442481  
PLANNING COMMISSION

This Conditional Use Permit No. 1547444 is granted by the Planning Commission of the City of San Diego to Jack Cypress 3911 University LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0502. The 0.32-acre project site is located at 3911 University Avenue in the CU-2-3 Zone of the Central Urbanized Planned District within the City Heights Mid-City Communities-Community Plan area. The project site is legally described as: Lots 1, 2, 3 and 4, Block 54 City Heights, Map No. 1007.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner Jack Cypress 3911 University LLC, Owner/Permittee to: allow for the transfer of an existing alcoholic beverage license to allow the operation of an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2016, on file in the Development Services Department.

The project shall include:

- a. Operation of an alcoholic beverage outlet conditioned upon the issuance of a license (Type 20 Beer & Wine License for the sale of alcoholic beverages for off-site consumption) from the State Department of Alcoholic Beverage Control;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.



**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 15<sup>th</sup>, 2019.
2. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

## ATTACHMENT 6

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

### **ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-ADA compliant east existing driveway with current City Standard concrete driveway, adjacent to the site on 39th Street.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-ADA compliant curb ramp at the southeast corner of University Avenue, and 39th Street and University Avenue with current City Standard curb ramp, per SDG-132, adjacent to the site on 39th Street.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-ADA compliant curb ramp at the alley entrance, with current City Standard curb ramp, per SDG-136, adjacent to the site.

**PLANNING/DESIGN REQUIREMENTS:**

15. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

16. The Conditional Use Permit (CUP) shall expire on ~~September 8~~December 15, 2026.

17. The project site shall be used as a market and the sale of alcoholic beverages shall be accessory and limited to maximum of 2.5% of the display area of the market. Any storage of alcoholic beverages that is not accessible to customers shall not be included in the 2.5%. All alcoholic beverages offered for sale shall be located within coolers.

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

19. The sales of alcoholic beverage shall only be permitted between the hours of 10:00 a.m. and midnight.

20. The owner or operator shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

21. The display area for alcoholic beverages shall be in direct view of the market cashier.

22. Prior to utilization of this permit, the Owner/Permittee shall demonstrate that a Type 20 license has been transferred and that this permit does not result in any increase in the number of licenses within the census tract.

23. Hearing Officer Condition: The premises shall be maintained as a market, and the quarterly annual sales of alcoholic beverages shall not exceed 15 percent of the quarterly annual sales of all other products.

24. Hearing Officer Condition: All employees of the market shall complete a Responsible Beverage Seller course.

25. Hearing Officer Condition: There shall be direct pedestrian access from the University Avenue sidewalk into all tenant spaces on the premises.

26. Hearing Officer Condition: The building shall comply with transparency requirements of the zone. Signs, displays, equipment, shelving, or other items shall be located within the market to allow for views through the windows from University Avenue.



## ATTACHMENT 6

27. Hearing Officer Condition: The coolers containing alcoholic beverages shall be locked one half hour before and one half hour after the start of school and the end of school daily for Cherokee Pointe Elementary and the HSMC Charter School.
28. Hearing Officer Condition: No distilled spirits of any kind may be sold.
29. Hearing Officer Condition: No loitering may be allowed on the premises or any adjacent area under the control of the Owner/Permittee. If necessary, the Owner/Permittee shall hire and post security guards to enforce this condition.
30. Hearing Officer Condition: Security cameras which cover all of the premises, parking areas, and adjacent public sidewalks shall be installed, maintained, and used.
31. Hearing Officer Condition: The owner or operator shall provide illumination, at a minimum level of 0.4 foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the *premises* at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
32. Hearing Officer Condition: There shall be no signage on the exterior of the structure or on the windows that advertise alcoholic beverages.
33. Hearing Officer Condition: Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
34. Hearing Officer Condition: Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the owner or operator.
35. Hearing Officer Condition: The owner or operator shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon trash receptacle shall be located inside the *premises*. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the owner or operator.

### **POLICE DEPARTMENT REQUIREMENTS:**

36. Wine shall not be sold in bottles or containers smaller than 750 ml.
37. Beer, malt beverages and wine coolers in containers of 16-ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

## ATTACHMENT 6

38. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the license shall be removed or painted over within 48 hours of being applied.

39. The applicant shall post and maintain a professional quality sign facing the premises parking lot that reads: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST. The sign shall be at least two square feet with two inch block lettering. The sign shall be in English and Spanish.

40. Exterior advertising of alcoholic beverages or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited in order to prevent under-age drinking.

### INFORMATION ONLY:

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

| APPROVED by the Planning Commission of the City of San Diego on December 15, 2016 and Reso  
No. \_\_\_\_\_.

**ATTACHMENT 6**

CUP No. 1547444

Date of Approval: December 15, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson (DJ)  
Development Project Manager

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

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

\_\_\_\_\_  
3911 University LLC ~~Cypress Development~~  
Owner/Permittee

By \_\_\_\_\_  
~~Jack Cypress~~ Amy Campagna  
~~President~~ Managing Partner

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



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 8

Project Title

Project No. For City Use Only

Alcohol Sales CUP Application, 7-Eleven, 3911 University Ave 442481

Project Address:

3911 University Ave San Diego, CA 92105

### 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:



<b>Project Title:</b> Alcohol Sales CUP Application	<b>Project No. (For City Use Only)</b> 442481
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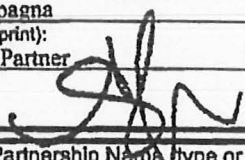
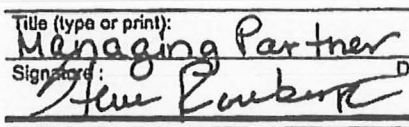
  

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☒ Corporation  
 ☐ Limited Liability -or-  
 ☐ General) What State? CA  
 Corporate Identification No. 81-1439871  
☐ 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

<b>Corporate/Partnership Name (type or print):</b> 3911 University LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> 830 Orange Ave Suite A3 <b>City/State/Zip:</b> Coronado CA 92118 <b>Phone No:</b> 619 726-0755 <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> Amy Campagna <b>Title (type or print):</b> Managing Partner <b>Signature:</b>  <b>Date:</b> Aug 16, 2016 <b>Corporate/Partnership Name (type or print):</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> <b>City/State/Zip:</b> <b>Phone No:</b> <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> <b>Title (type or print):</b> <b>Signature:</b> <b>Date:</b>	<b>Corporate/Partnership Name (type or print):</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> <b>City/State/Zip:</b> <b>Phone No:</b> <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> <b>Title (type or print):</b> <b>Signature:</b>  <b>Date:</b> 12.7.16 <b>Corporate/Partnership Name (type or print):</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> <b>City/State/Zip:</b> <b>Phone No:</b> <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> <b>Title (type or print):</b> <b>Signature:</b> <b>Date:</b>
<b>Corporate/Partnership Name (type or print):</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> <b>City/State/Zip:</b> <b>Phone No:</b> <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> <b>Title (type or print):</b> <b>Signature:</b> <b>Date:</b>	<b>Corporate/Partnership Name (type or print):</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <b>Street Address:</b> <b>City/State/Zip:</b> <b>Phone No:</b> <b>Fax No:</b> <b>Name of Corporate Officer/Partner (type or print):</b> <b>Title (type or print):</b> <b>Signature:</b> <b>Date:</b>
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