



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: April 12, 2018 REPORT NO. PC-18-025  
HEARING DATE: April 19, 2018  
SUBJECT: Atlas Street, Process Five Decision  
PROJECT NUMBER: [518391](#)

OWNER/APPLICANT: First Brethren Church of San Diego/Leppert Engineering

### SUMMARY

Issue(s): Should the Planning Commission recommend City Council approval of a nine-lot subdivision, with the summary vacation of an adjacent public right-of-way and waiver of the requirement to underground existing utilities, located at 3455 Atlas Street in the Clairemont Mesa Community Planning area?

Staff Recommendation: Recommend to City Council APPROVAL of Planned Development Permit No. 1818203, Conditional Use Permit No. 1818204, and Tentative Map No. 1818213.

Community Planning Group Recommendation: On March 21, 2017, the Clairemont Community Planning Group voted 14-0-0 to approve the project with no additional conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 10, 2018, and the opportunity to appeal that determination ended January 15, 2018.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 Zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The subdivision of the existing

parcel lot to create nine lots, one lot for the existing church facility (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9), would implement the existing land use designations and create eight residential dwelling units where none currently exist within the Clairemont community. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations ([Chapter 14, Article 2, Division 13](#) of the San Diego Municipal Code).

## BACKGROUND

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning (Community Plan) area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The property is generally located at the southwest corner of Atlas Street and Stalmer Street, and is currently occupied by Grace Brethren Church. Properties to the northwest, west, and south are also zoned RS-1-7 and designated Low Density Residential. Properties to the northeast are zoned RM-2-5 and designated Medium Density Residential (15-30 du/ac). To the west is a property zoned RM-1-1, which is also designated Medium Density Residential.

The Land Development Code does not currently allow churches in the RS-1-7 Zone. However, the Grace Brethren Church has previously conforming rights due to two existing approved entitlements; City Council Resolution No. 9271, which allows the church itself, and Conditional Use Permit (CUP) C-20413, which allows for the church facility's daycare use.

## DISCUSSION

### Project Description:

The Atlas Street project (Project) proposes the subdivision of the existing parcel lot to create nine lots; one lot for the existing church facility (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction. An adjacent portion of unused public right-of-way along the entire eastern portion of the existing parcel lot is also proposed for vacation.

The proposed residential Lots 2-5 will measure 6,200 square feet, and lots 6-9 will measure 5,000 square feet. The residential lots will meet the lot depth, width, and area requirements of the RS-1-7 Zone. However, due to the configuration of the Project site, four of the eight lots must be created without street frontage in order to meet the density of the RS-1-7 Zone. Access to the eight lots is proposed via two curb cuts on Atlas Street and the use of private access easements. Because street frontage/direct access to a street is required for tentative maps, this is considered a deviation to the Tentative Map and to the RS-1-7 Zone regulations.

Future construction of the homes on lots 2-9 will be subject to the requirements of the Land Development Code (including the RS-1-7 zone and the Supplemental PDP Regulations in San Diego Municipal Code (SDMC) Table 131-04D, and the conditions of the permits required by this Project. A

Future Development Summary Table located on Exhibit "A" outlines allowable setbacks, height, and Floor Area Ratios (FARs) for each residential lot.

The Project requires three discretionary actions:

1. A CUP pursuant to SDMC Sec. 126.0302(a) to amend the church's existing permits to remove the residential lots. This permit is decided according to Process Three, with the Hearing Officer as the decision maker.
2. A Tentative Map (TM) to subdivide the property into nine lots and to summary vacate an adjacent public right-of-way pursuant to SDMC Sec. 125.0430. This permit is decided according to Process Five, with the City Council as the decision maker.
3. A Planned Development Permit (PDP) to allow deviations to the street frontage requirements of the Tentative Map Regulations [SDMC Sec. 142.0211(a) and (b)] and the street frontage requirements of the RS-1-7 zone [SDMC Sec. 131.0431(b)] pursuant to SDMC Sec.144.0211(b) and SDMC Sec. 126.0602. This permit is decided according to Process Four, with the Planning Commission as the decision maker.

These actions will be consolidated and processed according to Process Five, with the City Council as the decision maker, pursuant to SDMC Sec. 112.0103.

#### Community Plan Analysis:

The Project includes the development of eight residential lots to approximately 8 du/ac, which is within the allowable density range. In addition, the Community Plan's goal is to maintain the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate. In support of this goal, the plan contains objectives to provide a diversity of housing options and to provide adequate off-street parking. The project does not adversely affect the goals and policies of the Community Plan.

#### Project-Related Issues:

The Project proposes to amend City Council Resolution No. 9271 and CUP C-20413 to allow the existing church/child care center to remain in place, while removing the residential lots from the permit. No changes are proposed to the church building structure itself, which will remain. It will also retain the existing childcare use, with a maximum of 20 children, ages 2 to 5, allowed at the facility from 6:30 am to 6:00 pm Monday through Friday. Sixteen parking spaces will be relocated elsewhere on Lot 1 to accommodate the residential Lots 2 and 9.

The project requests a deviation to the street frontage requirements of the Tentative Map Regulations [SDMC 142.0211(a) and (b)] and the street frontage requirements of the RS-1-7 zone [SDMC 131.0431(b)]. Lots 6, 7, 8, and 9 are proposed without frontage due to site design. Access to these lots will be via two shared driveways accessed from Atlas Street that also serve Lots 2, 3, 4, and 5. One driveway serves Lots 2, 3, 8, and 9, and the other serves Lots 4, 5, 6, and 7.

The purpose of a PDP (SDMC Sec.126.0601) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The Project achieves this purpose and intent by allowing the project to develop at the lot size and density allowed by the zone and promoted by the Community Plan. Without the frontage deviation, the Project would not be able to create lots 6, 7, 8, and 9 due to site constraints. City staff supports the requested frontage deviation.

The eastern portion of the project site borders a reservation for a future street. This reservation was originally made at 56 feet. However, 35 feet of the eastern portion of this street was vacated in 1979. The remaining 21-foot portion is not sufficient to develop a public right-of-way street, and the area is not currently improved for vehicular or pedestrian circulation. The SDMC [Sec. 125.0910\(a\)](#) allows the public right-of-way vacation by filing a tentative map and a parcel map or final map pursuant to the Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2. Staff supports the vacation of the remaining street area in order to facilitate the development of the project site at the allowable density.

The existing parcel lot contains SDG&E power poles, in an existing separate easement, within portions of public right-of-way to be vacated. The City's Undergrounding Master Plan designates the site within Block 2I, and is estimated for construction in May 2053. The proposed subdivisions' utilities shall be undergrounded and the Project includes a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. In conformance with SDMC Section 144.0240(b)(5), City staff supports the requested waiver of the requirements to underground privately owned utility systems and services facilities. The waiver qualifies under the guidelines of SDMC Section 144.0242(c)(1)(B) since the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

#### Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and conforms to both the Community Plan and the General Plan. Staff has provided draft permit and tentative map findings and conditions and therefore, is recommending the Planning Commission recommend to City Council the approval of Planned Development Permit No. 1818203, Conditional Use Permit No. 1818204, and Tentative Map No. 1818213.

#### ALTERNATIVES

1. Recommend to City Council the approval of Planned Development Permit No. 1818203, Conditional Use Permit No. 1818204, and Tentative Map No. 1818213 with modifications.

2. Recommend to City Council the denial of Planned Development Permit No. 1818203, Conditional Use Permit No. 1818204, and Tentative Map No. 1818213 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
PJ Fitzgerald  
Assistant Deputy Director  
Development Services Department

  
Tim Daly  
Development Project Manager  
Development Services Department

VACCHI/TPD

Attachments:

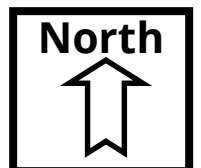
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution with Findings
7. Draft Map Conditions
8. Environmental Exemption
9. Map Exhibit Tentative Map
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement

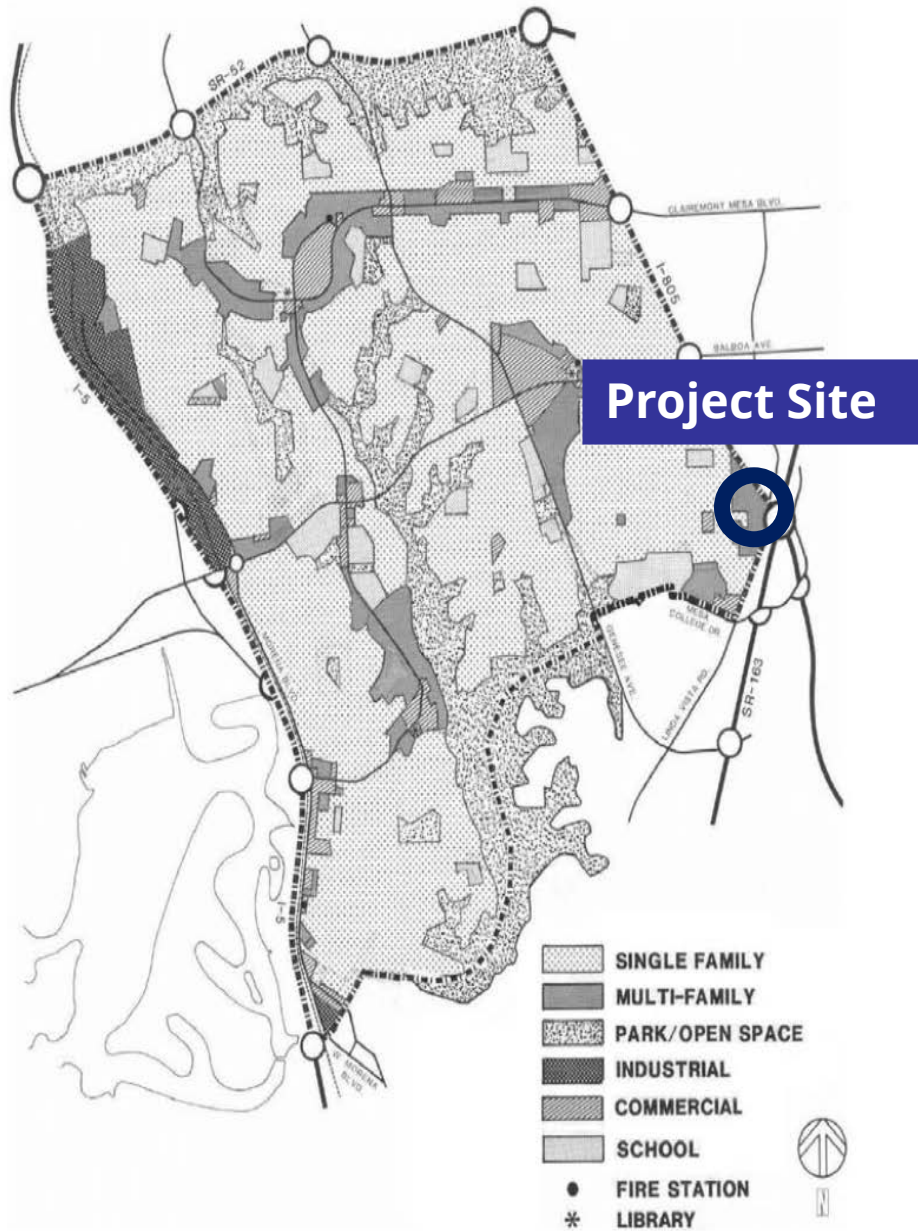




## Aerial Photo

Atlas Street, Project No. 518391  
3455 Atlas Street, San Diego CA 92111



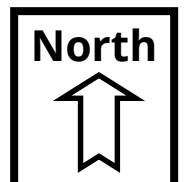






## Project Location

**Atlas Street, Project No. 518391**  
**3455 Atlas Street, San Diego CA 92111**





CITY COUNCIL RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 1818204  
PLANNED DEVELOPMENT PERMIT NO. 1818203  
**ATLAS STREET - PROJECT NO. 518391**

WHEREAS, The First Brethren Church of San Diego, Incorporated, Owner/Permittee, and Blue Centurion Homes, Permittee filed an application with the City of San Diego for a Conditional Use Permit and a Planned Development Permit to subdivide one lot into nine lots, with an existing church/child care use to remain and the create new 8 lots reserved for future residential development, known as the Atlas Street project, located at 3455 Atlas Street in the RS-1-7, FAA Part 77 Noticing Area (Montgomery Field), and Residential Tandem Parking Overlay Zones of the Clairemont Mesa Community Plan, and legally described as Lot 10 of Grace Manor, in the City of San Diego, County of San Diego, State of California, according to Map No. 3655, filed in the Office of the County Recorder of San Diego County on May 28, 1957.; and

WHEREAS, on April 19, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1818204 and Planned Development Permit No. 1818203 and pursuant to Resolution No. XXXX-PC voted to recommend City Council Approval of the Permits; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 1818204 and Planned Development Permit No. 1818203:

**A. CONDITIONAL USE PERMIT [SDMC SECTION 126.0305]**

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

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Clairemont Mesa Community Plan (Community Plan). The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The site is already occupied by the church as an existing condition. The previously conforming church is governed by two existing entitlements; City Council Resolution No. 9271, which allows the church itself, and Conditional Use Permit (CUP) C-20413, which allows an onsite daycare. The Community Plan does not include specific discussion on churches; however, the Community Plan was adopted in 1989, when the church was already on the site. The current project requires a CUP to amend the existing permits to separate the church and child care uses currently allowed on the entire site from the residential units proposed on the new Lots 2 through 9. The church and child care uses are proposed to remain on Lot 1, which is the only lot covered by this CUP amendment.

Because the church is an established, previously conforming use in the community, and no additional development is proposed, the CUP to allow the continued church and child care uses to remain on Lot 1 does not adversely affect the goals and policies of the Community Plan.

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

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The project was determined to be exempt from CEQA pursuant to pursuant to Section 15332, In-fill Development Projects. The conditions of approval for the project will require compliance with several operational constraints and development controls

intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Because the church is an established, previously conforming use in the community, and no additional development is proposed, the CUP amendment to allow the existing church and child care use to remain on Lot 1 will not be detrimental to the public health, safety, and 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 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The church facility only requires the relocation of the existing parking lot to accommodate the new residential subdivision and no other improvements are proposed for the existing facility. The new lots proposed for future residential use comply with all development regulations of the RS-1-7 Zone regulations with the exception of lot frontage, which is a deviation proposed by Planned Development Permit (see below finding B.1.c.). Therefore, the continued church and daycare facility uses will comply with the regulations of the Land Development Code and does not require any allowable deviations pursuant to the Land Development Code.

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

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

Properties to the northwest, west, and south are also zoned RS-1-7 and designated Low Density Residential. Properties to the northeast are zoned RM-2-5 and designated Medium Density Residential (15-30 du/ac). To the west is a property zoned RM-1-1, which is also designated Medium Density Residential.

The site is already occupied by the church as an existing condition. The previously conforming church is governed by two existing entitlements; City Council Resolution No. 9271, which allows the church itself, and CUP C-20413, which allows an onsite daycare. The Community Plan does not include specific discussion on churches; however, the Community Plan was adopted in 1989, when the church was already on the site. The current project requires a CUP to amend the existing permits to separate the church and child care uses currently allowed on the entire site from the residential units proposed on the new Lots 2 through 9. The church and child care uses are proposed to remain on Lot 1, which is the only lot covered by this CUP amendment.

The existing church and daycare uses continue to provide the surrounding residential community with easily accessible neighborhood opportunities to congregate together and provide for childcare facilities and therefore, the proposed use continues to be appropriate at the proposed location.

**B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The site is already occupied by the church as an existing condition. The previously conforming church is governed by two existing entitlements; City Council Resolution No. 9271, which allows the church itself, and CUP C-20413, which allows an onsite daycare. The Project requires a CUP to amend the existing permits to separate the church and child care uses currently allowed on the entire site from the residential units proposed on the new Lots 2 through 9. The church and child care uses are proposed to remain on Lot 1, which is the only lot covered by this CUP amendment.

The proposed residential development conforms to the land use and density recommended by the Community Plan. Properties to the northwest, west, and south are also zoned RS-1-7 and designated Low Density Residential. Properties to the northeast are zoned RM-2-5 and designated Medium Density Residential (15-30 du/ac). To the west is a property zoned RM-1-1, which is also designated Medium Density Residential.

A goal of the Community Plan is the provision to provide a range of housing opportunities for all income levels, and a high quality living environment in



Clairemont's residential neighborhoods. The Project proposes eight residential parcel lots in a small lot development pattern. The development and future construction is subject to the RS-1-7 Zone regulations and would be compatible with the adjacent character of the single- and multi-family development. The Project would implement the goals of the Community Plan by providing a quality residential development that is compatible with the density and pattern of adjacent land uses and will not adversely affect the applicable land use plan.

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

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The project was determined to be exempt from CEQA pursuant to Section 15332, In-fill Development Projects. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. As such, the proposed development will not be detrimental to the public health, safety and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The proposed residential Lots 2 through 5 will measure 6,200 square feet, and lots 6 through 9 will measure 5,000 square feet. The residential lots will meet the lot depth, width, and area requirements of the RS-1-7 Zone regulations. However, due to the configuration of the Project sites' residential development, four of the eight lots must be created without street frontage in order to meet the density of the RS-1-7 Zone and Community Plan. The Project will deviate from SDMC Section 144.0211(b) for the creation of residential development on Lots No. 6 through 9 without lot frontage to Atlas Street, a dedicated street. The Project will provide access to Lots No. 6 through 9 from Atlas Street with the creation of two private access driveways. Without the frontage deviation, the Project would not be able to create residential lots 6, 7, 8, and 9 due to site constraints, fail to meet the Low Density Residential (5-10 du/ac) in the Community Plan, and reduce the amount of residential housing opportunities greatly needed in the City of San Diego.

Therefore, the requested deviation is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1818203 and Conditional Use Permit No. 1818204 is granted to First Brethren Church of San Diego, Incorporated, Owner/Permittee, and Blue Centurion Homes, Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

Document1

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

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

INTERNAL ORDER NUMBER: 24007057

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1818204  
PLANNED DEVELOPMENT PERMIT NO. 1818203  
**ATLAS STREET PROJECT NO. 518391**  
AMENDMENT TO CONDITIONAL USE PERMIT NO. C-20413  
CITY COUNCIL

This Conditional Use Permit No. 1818204 and Planned Development Permit No. 1818203 (Permit), amendment to Conditional Use Permit C-20413, is granted by the City Council of the City of San Diego to The First Brethren Church of San Diego, Incorporated, Owner/Permittee, and Blue Centurion Homes, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0601 and 126.0301. The 2.8-acre site is located at 3455 Atlas Street in the RS-1-7, FAA Part 77 Noticing Area (Montgomery Field), and Residential Tandem Parking Overlay Zones of the Clairemont Mesa Community Plan. The project site is legally described as Lot 10 of Grace Manor, in the City of San Diego, County of San Diego, State of California, according to Map No. 3655, filed in the Office of the County Recorder of San Diego County on May 28, 1957.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to create a residential development with eight single-dwelling units on new parcel lots created separately from the existing church facility use development's parcel lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June XX 2018, on file in the Development Services Department.

The project shall include:

- a. Construct an residential development, consistent with the RS-1-7 Base Zone regulations, with eight single-dwelling units, one unit per each lot (Parcel Lots 2 through 9);
- b. Continue the church facility use development on Parcel Lot 1;
- c. Allowed deviation to SDMC Section 144.0211(b) for the creation of residential development on Lots No. 6 through 9 without lot frontage to a dedicated street, but access to the dedicated street with the creation of private access driveways;
- d. Off-street parking;

- e. 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 June XX, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.



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

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

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

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

11. The Owner/Permittee for Conditional Use Permit No. C-20413 shall continue to comply with conditions of approval for the church facility use unless specifically modified herein this Permit.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**AFFORDABLE HOUSING REQUIREMENTS:**

13. Prior to the issuance of any residential construction permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

14. This Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1818213.

15. Prior to the issuance of any construction permit for a building structure, the Owner/Permittee shall assure by permit and bond to construct two (2) new driveways adjacent to site on Atlas Street, per current City Standards, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall remove the existing brick pavers adjacent to the existing driveways on Atlas Street.

17. Prior to the issuance of any construction permit for a building structure, the Owner/Permittee shall remove and replaced damaged sidewalk adjacent to site on Atlas Street per current City Standards, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits for a building structure, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscaping and irrigation system adjacent to site on Atlas Street and Stalmer Street.

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

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

21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

22. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

**LANDSCAPE REQUIREMENTS:**

24. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

25. Prior to issuance of any construction permits for Right-of-Way (ROW) improvements, the Owner/Permittee shall submit complete landscape construction documents for ROW improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)5.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
30. 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.

**TRANSPORTATION REQUIREMENTS**

31. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
32. Prior to the issuance of any residential construction permit, the Owner/Permittee shall provide a copy of a recorded Mutual Access Agreement between all parcels/lots affected, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

33. Prior to any final inspection for the single dwelling units, all proposed "PRIVATE" sewer mains within the Public Right-of-Way (PROW) or public easement must be located and labeled on an approved Construction Record Drawing (D-sheet) so as to clearly convey the following: the sewer line's identity as "PRIVATE"; the diameter, the type of material, its approximate location relative to the nearest property line and sewer manhole; and its authorization to encroach with the approved Encroachment Maintenance and Removal Agreement (EMRA) number.
34. Prior to the issuance of any construction permit for the single dwelling units, all proposed private water facilities within a PROW or public easement must be located and labeled on both the Site Plan and on an approved City Construction Record Drawing (D-sheet). Labels must include the status of each water facility as "PRIVATE", as well as the citation of the executed City approval(s) for the EMRA number.
35. Prior to any final inspection for the single dwelling units, the Owner/Permittee shall ensure that any and all separately titled units developed under this permit, which share water or sewer service connections to the City's public utility systems, are encumbered by covenants, conditions, and restrictions (CC&Rs) written so as to ensure that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity, to the satisfaction of the Public Utilities Director.



36. Prior to any final inspection for the single dwelling units, all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 City Council of the City of San Diego on June XX, 2018 and Resolution No. R-XXXXXXX.

**ATTACHMENT 5**

Permit Type/PTS Approval No.: Conditional Use Permit No. 1818204  
Planned Development Permit No. 1818203  
Date of Approval: June XX, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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

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

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

**The First Brethren Church of San Diego, Incorporated**  
Owner/Permittee

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

**Blue Centurion Homes**  
Permittee

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

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

CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 1818213, ATLAS STREET - PROJECT NO. 518391

WHEREAS, Blue Centurion Homes, Subdivider, and Leppert Engineering Corporation, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1818213) and public right-of-way vacation for the subdivision of an existing 2.8-acre site into nine parcel lots; one existing church facility lot and eight residential lots, known as Atlas Street project, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3455 Atlas Street in the RS-1-7, FAA Part 77 Noticing Area (Montgomery Field), and Residential Tandem Parking Overlay Zones of the Clairemont Mesa Community Plan. The property is legally described as Lot 10 of Grace Manor, in the City of San Diego, County of San Diego, State of California, according to Map No. 3655, filed in the Office of the County Recorder of San Diego County on May 28, 1957; and

WHEREAS, the Map proposes the Subdivision of a 2.8-acre site into nine (9) lots for an eight (8) residential dwelling unit development; and

WHEREAS, on January 10, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on April 19, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 1818213 and Public Right-of-Way Vacation, and pursuant to Resolution No. XXXXX, the Planning Commission voted to recommend City Council approve the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Tentative Map No. 1818213, and Public Right-of-Way Vacation, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240, 125.0430, 125.094, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1818213:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 Zone of the Clairemont Mesa Community Planning (Community Plan) area. The site is designated Low Density Residential (5-

10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing an existing church facility to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The proposed residential development conforms to the land use and density recommended by the Community Plan. Properties to the northwest, west, and south are also zoned RS-1-7 and designated Low Density Residential. Properties to the northeast are zoned RM-2-5 and designated Medium Density Residential (15-30 du/ac). To the west is a property zoned RM-1-1, which is also designated Medium Density Residential.

A goal of the Community Plan is the provision to provide a range of housing opportunities for all income levels, and a high quality living environment in Clairemont's residential neighborhoods. The residential development and future construction is subject to the RS-1-7 Zone regulations and would be compatible with the adjacent character of the single- and multi-family development. The Project would implement the goals of the Community Plan by providing a quality residential development that is compatible with the density and pattern of adjacent land uses. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The Community Plan designates the site as residential with a density of 5-10 dwelling units per acre for a maximum of one dwelling unit on the Lots 2,3,4,and 5; 0.14-acre each, and Lots 6, 7, 8, and 9; 0.11-acre each. The subdivide lots will meet the lot depth, width, and area requirements of the RS-1-7 Zone regulations. However, due to the configuration of the Project sites' residential development, four of the eight lots must be created without street frontage in order to meet the density of the RS-1-7 Zone and Community Plan. The Project will deviate from SDMC Section 144.0211(b) for the creation of residential development on Lots No. 6 through 9 without lot frontage to Atlas Street, a dedicated street. The Project will provide access to Lots No. 6 through 9 from Atlas Street with the creation of two private access driveways. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including the allowable deviations pursuant to the land development code and Planned Development Permit No. 1818203.

**3. The site is physically suitable for the type and density of development.**

The site is already occupied by the church as an existing condition. The previously conforming church is governed by two existing entitlements; City Council Resolution No. 9271, which allows the church itself, and Conditional Use Permit (CUP) C-20413, which allows an onsite daycare. The Project proposes the creation of nine lots, one containing the church to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The Community Plan designates the site as residential with a density of 5-10 dwelling units per acre for a maximum of one dwelling unit on the Lots 2, 3, 4, and 5; 0.14-acre each, and Lots 6, 7, 8, and 9; 0.11-acre each. The project site is a previously graded, flat lot. The site has frontage along Atlas Street. The site is located in a developed, urban neighborhood and is surrounded on all sides by existing residential development and that the site is served by existing utilities. Therefore, the site is physically suitable for the type and density of the development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Tentative Map was reviewed for conformance with the applicable zoning and development regulations of the Land Development Code. The review included requiring compliance with storm water runoff requirements during and after construction. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development. The project is located within an urbanized and built environment where there are no watercourses on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The Tentative Map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map and Permit for the Project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the Map and Permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 1818203, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Subdivider shall be required to obtain grading and public improvement permits. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development, of the State CEQA Guidelines. Therefore, the proposed subdivision or the type of improvement would not be detrimental to the public health, safety and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The proposed subdivision does not contain or propose any new easements for the development. Atlas Street fronts the property to the west and Stalmer Steet to the north, where public access will be maintained. Therefore, the design of the subdivision and proposed

improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision of a 2.8-acre parcel into nine lots, one containing the existing church facility to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9), will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and provides, to the extent feasible, for future passive or natural heating and cooling opportunities in that the design of the proposed subdivision does not diminish the opportunities for future passive or natural heating and cooling as no physical improvements are proposed for the new lots. With the independent design of the proposed subdivision each residential structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 Zone of the Community Plan area. The site is designated Low Density Residential (5-10 du/ac) in the Community Plan. The project proposes the creation of nine lots, one containing an existing church facility to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9). The church will redesign the existing parking area to accommodate the creation of the residential lots, which are not currently proposed for construction.

The creation of eight new parcel lots for residential dwelling units, where there existed none, would assist the housing needs of the Clairemont area community. The residential subdivision will not place a significant impact on public resources such as police, fire, parks and library resources. Existing public utility services to the subdivision shall continue to be provided and serve the residential development. The proposed subdivision will be required to implement drainage and storm water improvements due to the implementation of current codes, and the fees and taxes from the subdivision will be used for future infrastructure. Therefore, the City Council has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that portions of "Reservation for Future Street" as shown on Map No. 3655, located within the project boundaries as shown in Tentative Map No. 1818213, shall be



vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**9. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a))**

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 Zone of the Community Plan area. The project proposes the creation of nine lots, one containing an existing church facility to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9), and the public right-of-way vacation of the existing parcel lot's undeveloped street reservation.

The undeveloped street reservation, a 21 feet by 547 feet public right-of-way, is located along the Project's eastern property line. This street reservation and a parallel street reservation on the abutting property was intended to support the future subdivision development, east of the Project site. However, on April 30, 1979, City Council approved the vacation of the adjoining street reservation ([Resolution No. R-223382](#)) with the relocation of the street as part of the abutting property's Mesa Gardens subdivision.

The Project's undeveloped street reservation does not provide any vehicle access to the existing site or abutting developed properties and does not provide any logical future connection within the Clairemont community. The existing separate public utilities easements within the vacated rights-of-way shall remain and continue to serve the surrounding community. Therefore, there is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

**10. The public will benefit from the action through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))**

The 2.8-acre project site is located at 3455 Atlas Street in the RS-1-7 Zone of the Community Plan area. The project proposes the creation of nine lots, one containing an existing church facility to remain (Lot 1) and eight residential lots on the vacant southern portion of the site (Lots 2-9), and the public right-of-way vacation of the existing parcel lot's undeveloped street reservation. The property owner would benefit in that the vacation would revert the reserved portion of the right-of-way back to private ownership and allow for the residential development for additional housing available to the public. Additionally, allowing the vacation of this portion of right-of-way would reduce the City liability. Therefore, the proposed right-of-way vacation would benefit the public by providing housing in the community and eliminate public liability.

**11. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))**

No portion of the proposed street vacation or adjacent properties have been designated as open space, pedestrian pathway, park, or a public view corridor in the Community Plan. Therefore, the proposed right-of-way vacation does not adversely impact the recommendations found in the Community Plan or General Plan.

**12. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. (San Diego Municipal Code § 125.0941(d))**

The Project's undeveloped street reservation, a 21 feet by 547 feet public right-of-way, is located along the Project's eastern property line. This street reservation and a parallel street reservation on the abutting property was intended to support the future subdivision development, east of the Project site. However, on April 30, 1979, City Council approved the vacation of the adjoining street reservation ([Resolution No. R-223382](#)) with the relocation of the street as part of the abutting property's Mesa Gardens subdivision.

The Project's undeveloped street reservation does not provide any vehicle access to the existing site or abutting developed properties and does not provide any logical future connection within the Clairemont community. The existing separate public utilities easements within the vacated rights-of-way shall remain and continue to serve the surrounding community. The purpose and intent for which the public rights-of-way was originally dedicated is no longer in effect, the streets have not been improved, and there are no future plans for the site. Therefore, the public right-of-way was originally acquired will not be detrimentally affected by the proposed vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 1818213 and Public Right of Way Vacation are approved, including the waiver of the requirement to underground existing offsite overhead utilities, and hereby granted to Blue Centurion Homes subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By

\_\_\_\_\_  
[Attorney]

Deputy City Attorney

## ATTACHMENT 6

(R-[Reso Code])

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007057]

DRAFT

CITY COUNCIL CONDITIONS FOR TENTATIVE MAP NO. 1818213  
ATLAS STREET - PROJECT NO. 518391  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire \_\_\_\_\_.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 1818203 and Conditional Use Permit No. 1818204.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. The Subdivider shall satisfy and assure the following conditions of the Tentative Map prior to recording the Final Map.
7. The Subdivider shall install new street light adjacent to the site on Atlas Street, per current City of San Diego Street Design Manual and Council Policy 200-18, satisfactory to the City Engineer.
8. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

9. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
10. The drainage system proposed for this development, consists of eight residential lots, is private and subject to approval by the City Engineer.
11. The Subdivider shall ensure that all proposed onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. The Subdivider shall record a Declaration of Covenants and Reservation of private drainage easement and the Shared Access Easement for the proposed lots currently held by the same owner. The Declaration of Covenants and Reservation of Easements shall state: Since the Shared Access Easement and private drainage easement are private and not a public issue. The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.
13. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
14. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single lot.
15. The Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
16. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site. In order to comply with Order No. 2009-0009DWQ, or subsequent order, the Project shall consist of all eight residential lots when the Project is analyzed, and shall not be analyzed on a lot by lot basis.
17. A Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities. The Subdivider shall submit a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in

accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

18. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance. In order to comply with the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order(s), the Project shall consist of all eight residential lots when the Project is analyzed, and shall not be analyzed on a lot by lot basis.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

**MAPPING**

20. The Irrevocable Offer to Dedicate street reservation to be vacated pursuant to SMA Section No. 66434(g).
21. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
22. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
23. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
24. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**INFORMATION:**

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007057



## NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

☐ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name:** Atlas Street

**Project No. / SCH No.:** N/A

**Project Location-Specific:** 3455 Atlas Street, San Diego, CA 92111

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** TM/PDP/CUP/Street Vacation to subdivide one lot into nine lots, relocate some church parking, and vacate a paper street. The church currently located at the property will remain. The 2.8 acre site located at 3455 Atlas Street. The proposed project is located within: RS-1-7 Base Zone, Airport: FAA Part 77 Noticing Area (Montgomery Field), Residential Tandem Parking Overlay Zone, and the Clairemont Mesa Community Plan, Council District 6.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Charles Johnson, Leppert Engineering  
 5190 Governor Drive  
 San Diego, CA, 92122  
 858-597-2001

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Section 15332 (In-Fill Development)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. Pursuant to SDMC Table 131-04D (Development Regulations for RS Zones), base zone RS-1-7 allows for 1 dwelling unit per 5,000 sf of lot area. The project proposal includes the creation of eight residential lots with approximately 5,000-6,244 sf in lot area (each lot). The project implements the prescribed density. The project's proposal for a small lot subdivision of nine lots for residential use would be consistent with the prescribed density for the RS-1-7 zone (1 du per 5000 sf of lot area) and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

## ATTACHMENT 8

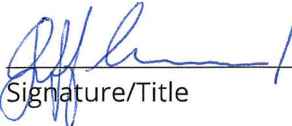
Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 / SENIOR PLANNER  
Signature/Title

1/26/18

Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:







THIS CONCEPTUAL SITE PLAN IS PROVIDED FOR PLANNING PURPOSES ONLY IN ORDER TO ILLUSTRATE HOW THE INDIVIDUAL LOTS MIGHT COMPLY WITH THE UNDERLYING ZONING REQUIREMENTS AS TO SETBACKS AND COVERAGE REQUIREMENTS. OTHER BUILDING LAYOUT SCHEMES SHALL BE ACCEPTABLE IF THEY CONFORM TO THE BASE ZONE REQUIREMENTS.

**LEGEND:**

PROP. LINE/TM BOUNDARY

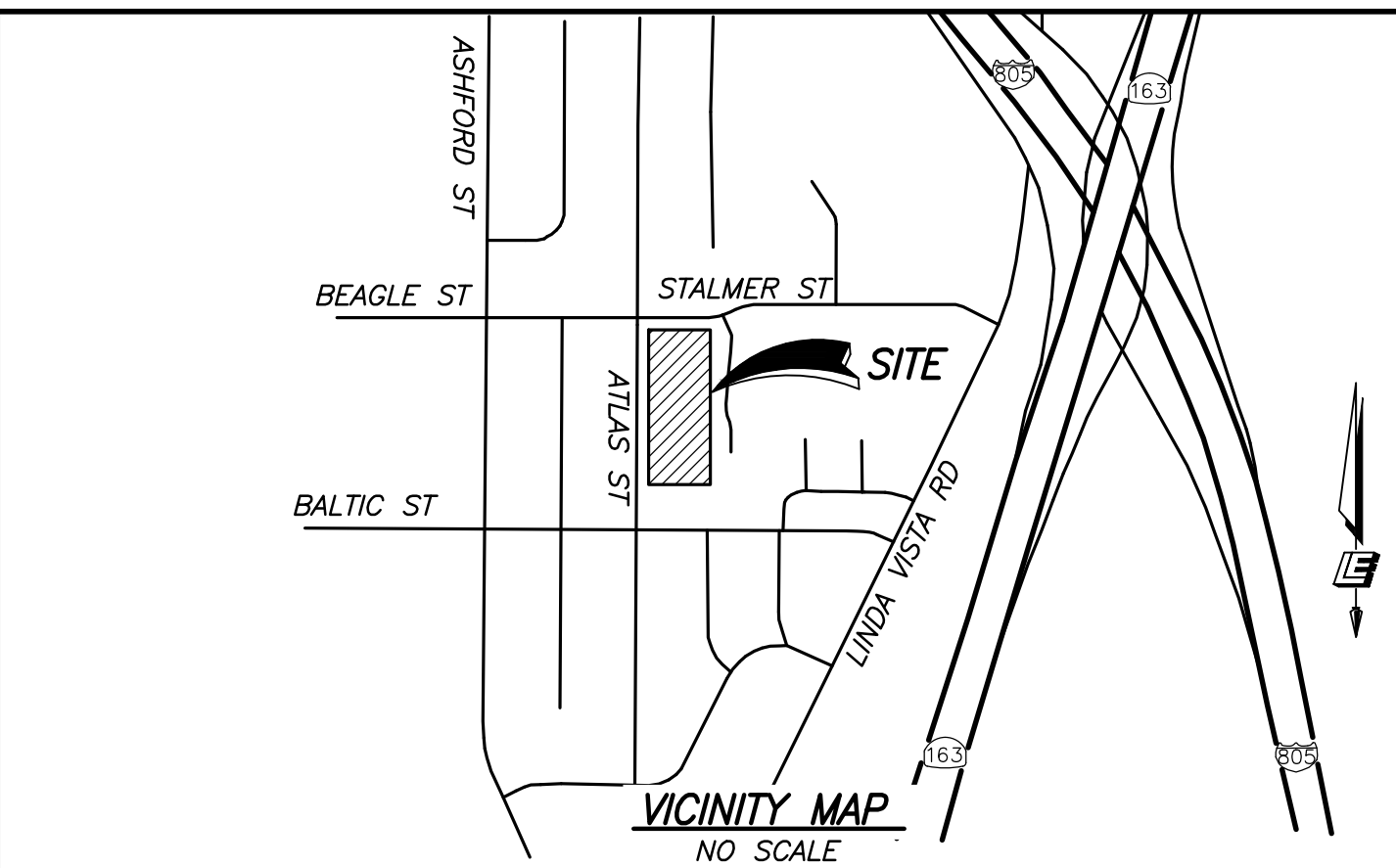
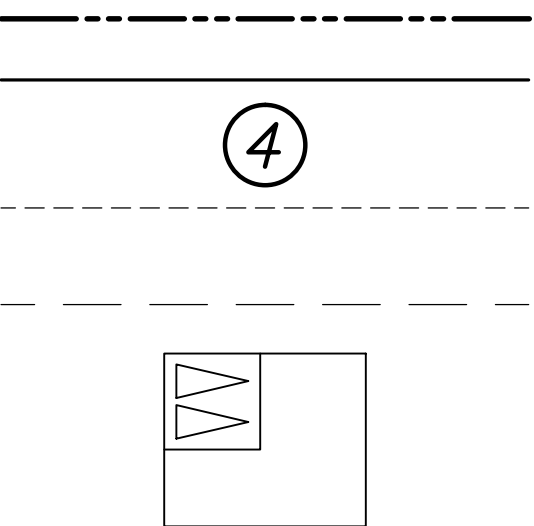
PROPOSED LOT LINE

PROPOSED LOT NUMBERS

**PROPOSED PRIVATE ACCESS,  
SEWER & WATER EASEMENTS**

### SETBACKS PER BASE ZONE

SYMBOL:



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205

SAN DIEGO, CALIFORNIA 92122-2848

PHONE #: (858) 597-2001

PROJECT ADDRESS:

3455 ATLAS STREET

SAN DIEGO, CA 92111

PROJECT NAME:

ATLAS STREET

TENTATIVE MAP

REVISION 14:\_\_\_\_\_

REVISION 13:\_\_\_\_\_

REVISION 12:\_\_\_\_\_

REVISION 11:\_\_\_\_\_

REVISION 10:\_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_  
REVISION 8: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

REVISION 5: \_\_\_\_\_

REVISION 3: \_\_\_\_\_  
REVISION 4: \_\_\_\_\_

REVISION 4: \_\_\_\_\_

REVISION 3: \_\_\_\_\_

REVISION 3: \_\_\_\_\_


REVISION 1: \_\_\_\_\_

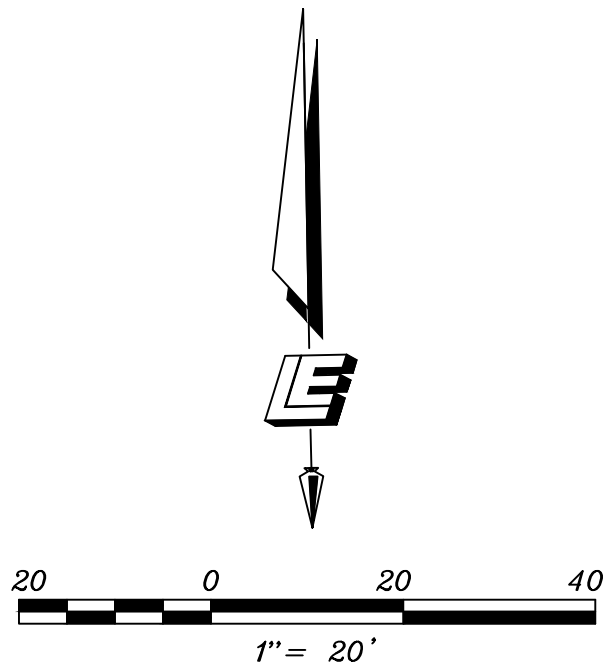
ORIGINAL DATE: 09-08-2017

SHEET TITLE:  
*CONCEPTUAL SITE PLAN*

SHEET 2 OF 2

PTS# 518391

4					8			
3					7			
2					6			
1					5			
NO.	DATE	BY	DESCRIPTION		NO.	DATE	BY	DESCRIPTION
	09-08-17	CJ	ORIGINAL					
 <b>Leppert Engineering</b> <b>CORPORATION</b> 5190 Governor Drive, Suite 205, San Diego, CA 92122-2848 Phone: (656) 597-2001 Fax: (656) 597-2009				APPROVED BY ENGINEER OF WORK FILE CODE <b>CL 28.01-12.16</b>				REGISTRATION R C E I <b>26283</b> DATE
				PREPARATION AND REVISION LOG				



CCS NAD 83: 1872-6281	NAD 27: 232-1721	P.T.S. 518391	I.O. 24007057
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THE CITY OF SAN DIEGO

<b>Project Name:</b>	<b>Project Number:</b>	<b>Distribution Date:</b>
Atlas Street	518391	10/24/2016
<b>Project Scope/Location:</b>		
Clairemont Mesa SAP No. 24007057 (Process 5) TM/PDP/CUP/Street Vac to subdivide a single lot into nine lots for residential use & relocate exstg parking on an exstg church, vacate a street along Atlas & Stalmer St., deviations for no direct frontage with driveways along Lots 2-5 to access to Lots 6-9 on a 2.8 acre site located at 3455 Atlas Street in the RS-1-7, Clairemont Mesa Height Overlay and Residential Tandem Parking Overlay zones of the Clairemont Mesa Community Plan area in District 6.		
<b>Applicant Name:</b>	<b>Applicant Phone Number:</b>	
Charles Johnson	(858) 597-2001	
<b>Project Manager:</b>	<b>Phone Number:</b>	<b>Fax Number:</b>
John Fisher	(619) 446-5231	(619) 446-5245
<b>E-mail Address:</b>		
JSFisher@sandiego.gov		
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>		
<p><i>Attach Additional Pages If Necessary.</i></p> <p>Please return to:          Project Management Division          City of San Diego          Development Services Department          1222 First Avenue, MS 302          San Diego, CA 92101</p>		
<p>Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a>.          Upon request, this information is available in alternative formats for persons with disabilities.</p>		





THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Atlas Street		<b>Project Number:</b> 518391	<b>Distribution Date:</b> 10/24/2016
<b>Project Scope/Location:</b> Clairemont Mesa SAP No. 24007057 (Process 5) TM/PDP/CUP/Street Vac to subdivide a single lot into nine lots for residential use & relocate exstg parking on an exstg church, vacate a street along Atlas & Stalmer St., deviations for no direct frontage with driveways along Lots 2-5 to access to Lots 6-9 on a 2.8 acre site located at 3455 Atlas Street in the RS-1-7, Clairemont Mesa Height Overlay and Residential Tandem Parking Overlay zones of the Clairemont Mesa Community Plan area in District 6.			
<b>Applicant Name:</b> Charles Johnson		<b>Applicant Phone Number:</b> (858) 597-2001	
<b>Project Manager:</b> John Fisher	<b>Phone Number:</b> (619) 446-5231	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> JSFisher@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	14	0	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b> APPROVE THE TENTATIVE MAP WITH THE DEVIATION OF ADDITIONAL CURB CUTS TO BE ADDED.			
<b>NAME:</b> NAVEEN WANEY		<b>TITLE:</b> CHAIR	
<b>SIGNATURE:</b>		<b>DATE:</b> 4/21/17	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

<b>Clairemont Community Planning Group</b>
--------------------------------------------

Minutes of the Meeting of  
March 21<sup>st</sup>, 2017  
Cadman Elementary School Auditorium

P Keith Hartz - <b>Chair</b> P Naveen Waney – <b>Vice Chair</b> P Nicholas Reed - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen P Michael Puente P Margie Schmidt	P Daniel Smiechowski P Lynn Adams P Susan Mournian P Billy Paul
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Meeting was called to order at 6:32 p.m. by Chair Keith Hartz. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

**Public:** Harry Jensen spoke about opposing the new projects along Morena Blvd. soon to come, and the subsequent traffic issues also on Morena.

Marc Lemieux spoke about concerns with water usage and zoning within Clairemont.

Dennis St. Onge spoke about how San Diego County as a whole cannot add more housing, and suggests a San Diego Citywide ballot of zero growth for the next 10-20 years.

**Committee Members:** Margie announced that there will be several open houses around the city being hosted by the San Diego Architectural Foundation on the weekend of March 25<sup>th</sup>. More information is available at <http://www.sdarchitecture.org/>

Billy Paul spoke about safety concerns related to the Balboa Ave. Protected Bike Path between Clairemont Dr. and Mt. Culebra Ave.

Daniel Smiechowski said that work has begun on installation of the Moraga Ave. Traffic Circles.

Naveen Waney received an email from Ryan Green regarding the Tavera Ridge (Old Stevenson School site) project saying the model home will be open to the public on April 15<sup>th</sup>. Naveen also mentioned he received an email from Ryan regarding a resident near the project site had painted an explicative word on his roof. He asked if any of the neighbors near this resident could speak to him about the issues he could possibly have with the project.

Susan Mournian also speaks of the dangers of the Balboa Ave. Protected Bike Path and suggests that delineators separating the bike lane from traffic lanes be removed.

Lynn Adams noted that a restaurant is going in at the vacant Mission Bay Visitors Center at the end of Clairemont Dr. And while not in our jurisdiction, she is hoping to have people associated with the project come and present their plans to CCPG in the near future.



Delana Hardacre suggests that a Sgt.-At-Arms Position be taken under consideration at the April meeting.

Harry Backer speaks of an apartment project currently under construction on Gila St.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

Michael Puente makes a motion to move Item #101, Rules Subcommittee to Present Recommended By-Laws Changes to the end of the Action Item agenda. Margie Schmidt seconds.

**VOTE:** Motion Passes 14-0-0

**Item 4. Approval of Minutes**

Motion by Nicholas Reed, seconded by Delana Hardacre to approve February minutes.

**VOTE:** Motion Passes 12-0-2 (Billy Paul, and Susan Mournian abstain).

**Item 5. Council Representative Reports**

**District 2 Council Report, Adrian Sevilla, Community Liaison, [adsevilla@sandiego.gov](mailto:adsevilla@sandiego.gov)**

Adrian announced that the Council District's 2<sup>nd</sup> annual Volunteer Appreciation event would occur April 22<sup>nd</sup>.

He also announced that the Port of San Diego is hosting an open house at their Admin. Building on Pacific Hwy on Thursday March 23<sup>rd</sup> from 6pm to 8pm.

He also spoke about the recent memo sent out by City Attorney Mara Elliot regarding the legality of Short-Term Rentals, which the City Attorney said they weren't legal.

He also hoped to provide an update regarding the Moraga Ave. Traffic Circles to the board at the April meeting.

Members of the public asked questions regarding the councilmembers position on issues that included short term rentals, zoning issues along Morena Blvd, and if the councilmember supported the consolidation of neighborhood planning groups. Adrian responded that he did not know personally of the councilmembers position on these matters. But could report back at a later time.

Public speaker Scott Wentworth asked about payment for new trash cans, and would he have to pay if his was damaged/broken by a city trash vehicle, Adrian said that yes you do, and indicated it costs \$70 for a new one.

Harry Backer asks if the councilmember supports a project that is being built in Linda Vista, but would have an impact within the CCPG boundaries. Adrian said he does not know the councilmembers position on this project.

Billy Paul asks what the definition of Short-Term is regarding the rentals, Adrian responded its 21 days.

**District 6 Council Report, Dan Manley, Community Liaison, [dmanley@sandiego.gov](mailto:dmanley@sandiego.gov)**

Dan started out by announcing that there will be a budget-briefing meeting at the SDGE Innovations Center on Clairemont Mesa Blvd, on May 23<sup>rd</sup>, of which Councilmember Cate will be attending.

He also speaks of the multiple street resurfacing projects occurring around Clairemont, and reminds folks to remove valuables from their vehicles if they have to park on another street while their street is being repaved.

Nicholas Reed speaks about the horrible condition of Glasgow Dr. between Merrimac Ave. and Avondale St., along with most of Merrimac Ave. being half re-paved, and the crosswalks at the intersection of Merrimac Ave., Appleton St., and Biltmore St. not being fully painted. Dan would get in touch with Nicholas in the near future on this issues.

Harry Backer asked about utility work being handled by contractors that require streets to be dug up, after they were recently repaved. And is there a moratorium on such projects starting soon after a repaving job is done. Dan said that there is, and if utility companies do not comply, they can be fined accordingly.

A member of the public asked Dan what Councilmember Cate's position is on combining Community Planning Groups, Dan said he did not know of the councilmembers position on the issue.

**Item 6. Action Items**

**102. PN: 518391, TM/PDP/CUP/VAC - 3455 Atlas Street, subdivide partial First Brethren Church site on Atlas St into 8 single family residential lots. Applicant: John Leppert, 858-597-2001**

Naveen begins by presenting a summary of the March PRS (Project Review Subcommittee) meeting where this item was recommended for full vote by CCPG with one deviation to add curb cuts. The PRS voted unanimously to send this project to a full CCPG Vote.

John Leppert begins his presentation by showing a tentative map of the surrounding area. The site currently houses a church that has been in the neighborhood since the 1950's. 3 sides of the property are surrounded by single-family homes. The owner has decided to sell 1 acre on the south portion of the current property.

Said acre will be divided into 8 lots. John also mentions of the one deviation which involves a common driveway which will be shared by each lot. Instead of 4 curb cuts, 2 will be placed in. The City of San Diego has a street reservation on the east side of the property. And the developer is asking that be vacated for this project. At one time, a street that dead ends on the east side of the property was to be extended across the southern acre of the church property, this did not occur however.

Margie Schmidt asked to confirm the only thing being voted on this evening is changes to the tentative map. Both John and Naveen said yes, that is what the full CCPG board is voting on tonight.

Kevin Carpenter asks if the parking lot will be included in the sale of the 1 acre of property. John said a portion of it will be.

Billy Paul asks how many parking spaces are currently on site, and how full the parking lot gets when church functions go on. He also asks if church patrons have to park on the street if the lot gets full. John did not know how many spots are currently on-site. But an equal number of spots that will be lost, will be added. He did not know either if patrons have to park on the street.

Nicholas Reed asks about square footage of the proposed lots, and will a design of the houses come back to the full CCPG board in the near future. John did not have an answer to the square footage. But continues on to say they will come back to the PRS and in turn, the board when the map is completed.

Naveen Waney reminded Nicholas that this project may not need to return to the PRS unless further deviations on the project are needed.

Delana Hardacre asks what curb cuts were going to be changed. John indicated that there were originally going to be 6 driveways total, with 4 being on Atlas St.

A member of the public asked about the driveways and if they will be privately maintained. John answered that yes, they will be privately maintained.

Nicholas Reed makes a motion to approve the tentative map with the deviation of additional curb cuts to be added. Daniel Smiechowski seconds.

**VOTE: Motion Passes 14-0-0**

**103. PN: 527680, TPM, Bayview land div of 1 parcel into 2 lots, corner of Denver Street and Clairemont Drive. Applicant: Trolley Corridor, LLC Applicant: Sean Savage, [\(858\) 634-8620](tel:8586348620)**

Naveen summarized the applicant's presentation at the March PRS meeting saying the goal was to create two different parcels. He also said that there is NO development planned on the property at this time. The PRS voted unanimously to recommend this project for a full CCPG Vote.

Sean presents a map showing the lot split proposed. And also goes into explaining the ownership of the 2 lots.

Harry Backer asks about any interests in the parcels. Sean did indicate that there are no plans for development or construction at this time.

Lynn Adams had questions regarding the previous tenants on the parcels.

Billy Paul has concerns about Denver St. being too narrow next to the property line, and if any development is planned it may cause traffic issues. He also has concerns with setback issues. Billy indicated he is opposed to separating the parcels until a project on the site is proposed. Naveen replied saying there is currently a 20ft setback on the current map next to Denver St. Billy also suggested keeping the proposed separated parcels together for better traffic flow into/out of the parcel.

Richard Jensen said he had some confusion regarding both lots being separated from the single parcel.

Kevin Carpenter asked if a billboard was still on the property. Sean said that no, no billboard is currently within their property.

Public speaker Scott Wentworth asks if the ownership of the smaller parcel has plans to develop it in the near future. Sean said yes, that was their plan.

Other members of the public stated about issues with traffic on Clairemont Dr. and gave thanks for the cleaning up of graffiti that was on the vacant buildings within the single parcel.

Naveen Waney makes a motion to approve the project as presented. Nicholas Reed seconds the motion.

**VOTE:** 12-2-0, Motion Passes (Billy Paul and Richard Jensen voted no).

**104. Morena Blvd Median Project (Margie Schmidt)**

Margie begins by explaining the city has requested to install a fence on a median on Morena Blvd. between Ashton St, and Littlefield St. It was requested that the project manager, or a representative from the City make the presentation here tonight, or be present to respond to question. However, no representatives from the City were present for the meeting. And rather than further delay the project as it is a safety issue, it was decided to proceed with discussion.

Part of the installation will include placing a new concrete surface. The city has asked CCPG for a choice between 3 different types of stamped concrete being placed. The options included no distinguishable color, San Diego Bluff, and Red Brick.

The Morena Blvd Station Area Plan Sub-committee discussed this issue and recommended the San Diego Bluff colored stamped concrete.

She goes on to explain that in 1998-99, jointly the Clairemont Town Council and CCPG examined this issue of median. And it was voted on to have cobbled medians be the standard median design within the entire Clairemont neighborhood.

Margie says she sent an inquiry to the city to see if it was possible to use the cobble for this specific project. She received no response back. She continues on to suggest that we use the cobble. However, she did say that this installation may only be temporary with the fencing being installed, and the possible re-alignment of Morena Blvd for the Mid-Coast Trolley project.

Harry Backer suggests only putting the fence up at this time, and install the concrete and cobble later.

Delana Hardacre asks what type of fence will be put in. Margie indicated that it will be chain-link.

Susan Mournian also suggests that the fence is only put up at this time.

Michael Puente asks about how dangerous this area is for pedestrians. Delana Hardacre responded that it is quite dangerous trying to cross from the west side of Morena Blvd. where parking is currently located to the storefronts on the east side of the street.

Naveen Waney said that we had no choice in the design of this fence and subsequent stamped concrete. It only came to both the Morena Subcommittee and CCPG as a courtesy.

Billy Paul said that since the city placed the parking spots on the west side of Morena Blvd, the city does need to make the area safer for pedestrians to cross. But he also said that we do need to make sure that its appearance is nice.

Richard Jensen agrees with Harry Backer on only putting the fence in at this time, along with the stamped concrete.

Nicholas supports the San Diego Bluff color and the flat stamped concrete option.

Marc Lemieux supports the stamped concrete option, and asks how tall the fence being placed in will be. Margie does not have a definitive answer, but it will more than likely be 6 feet tall.

Nicholas Reed makes a motion to support the Morena Blvd Station Plan Subcommittees recommendation of stamped concrete in the San Diego Bluff color. Susan Mournian seconds.

**VOTE:** 10-4-0, Motion Passes, (Daniel Smiechowski, Billy Paul, Kevin Carpenter, and Margie Schmidt voted no).

#### **101. Rules Subcommittee to Present Recommended By-Laws Changes (Michael Puente)**

Michael begins by explaining several items being discussed by the Rules Subcommittee at a recent meeting.

Each item that will be presented in detail will need to be voted on, unless stated otherwise. He also said he wasn't going to be going in order of the issues in the handout, rather going around speaking of the importance of issues.

Michael begins by speaking about issue #7 that recommends reducing the amount of meetings needing to attend to be eligible as a new CCPG candidate from 3 meetings to 2 attended over the last 12 regular meetings. He explains that the last by-laws update increased it to 3. But found some issues with that as meetings are not held in either August or December.

Margie Schmidt asks if its amount of meetings within a 12 month period, or 12 consecutive meetings. Michael said the proposal was for the last 12 meetings.

Michael Puente makes a motion for the meeting attendance requirement be moved from 3 to 2 consecutive meetings. Keith Hartz seconds.

After the motion was made, further discussion continued. Delana Hardacre had an issue with the change noting that it may encourage single-issue candidates possibly joining the CCPG board. Kevin Carpenter also noted that he had concerns with this potential issue as well.

Billy Paul makes a suggestion to amend the current motion on the table to include that the required amount of meetings does not include the meeting where a candidate list is announced. Richard Jensen replied that this issue is addressed under the qualifications currently.

**VOTE:** 4-10-0, Motion Fails. (Margie, Kevin, Cecelia, Billy, Keith, Naveen, Susan, Delana, Lynn, and Harry voted no)

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The next issue needing to be discussed is issue #10. Where recently it was found there was an ambiguity in the eligibility to be a candidate for a seat on the CCPG Board.

Within the current bylaws at the bottom of page 3 is language that is confusing and ambiguous. It states as follows, *"An individual may become an eligible member of the community by attending three meeting/s of the Clairemont Community Planning Group and submitting proof of residence or business ownership within the Planning Group boundaries and demonstrate qualifications to be an eligible member of the community to the planning group Secretary or Election Committee prior to the March election or at the time of voting."*

Michael makes a motion to replace the confusing/ambiguous paragraph above with the following paragraph below as read to the full CCPG board.

"An individual may become an eligible candidate if she/he can demonstrate documented attendance at three (or two if meeting requirement is changed) regular meetings of the CCPG's last 12 meetings prior to the February regular meeting. Furthermore, both candidates and voters shall demonstrate qualifications as an eligible member of the community by submitting proof of membership in the form of a (1), (2), (3) indicated above to the planning group Secretary or Election Committee. Candidates must submit aforementioned proof before the February meeting; Voters must submit proof at the time of voting."

Daniel Smiechowski seconds the motion.

Additional discussion continues from Billy Paul after the motion was made. He asks if a person is to come to the February meeting, does it not count for eligibility for the elections. Michael said that is correct. Billy continues on to say that the February meeting should count for eligibility to become a candidate of CCPG. Michael said that the ballot is finalized at the February meeting. So adding another candidate at that month's meeting is rather hard to do.

**VOTE:** 13-1-0, Motion Passes (Billy Paul voted no).

=====

Michael goes on to discuss issue #3 which discusses reducing the number of seats on the CCPG board from 16 to 14.

Daniel Smiechowski makes a motion to reduce to number of seats on the CCPG board from 16 to 14. Michael Puente seconds the motion.

Discussion after the motion was introduced was begun by Margie Schmidt asking how this will impact the current upcoming 2017 CCPG election in March, and how would this be implemented. Richard commented on the bylaws changes being discussed tonight are not currently finalized. They still need to go to the City for final review.

Keith Hartz noted that this was his suggestion for the reduction in membership of the CCPG board from 16 to 14 in the hope that it would produce more competitive elections, and hopefully reduce meeting times since there would only be 14 board members commenting on issues.

Billy Paul discusses about audience and membership size differences. And also speaks about the possibility of single issue candidates

**VOTE:** 10-4-0, Motion Passes, (Naveen, Susan, Delana, and Billy voted no).

=====

Michael continues next to discuss issue #5, which speaks about CCPG members expected to serve on a standing or ad hoc subcommittee during their term, or serve as an officer of CCPG.

He says the current paragraph on page 17 as follows is rather confusing, *“Each member will be asked by the Chair/is expected to serve on a standing or ad hoc subcommittee during their term or will be encouraged to serve as an officer of the CCPG.”*

Michael recommends that the paragraph be changed to as follows, *“Each member is expected to serve on a standing or ad hoc subcommittee during their term or will be encouraged to serve as an officer of the CCPG.”*

Michael Puente makes a motion to accept the changes to the new sentence depicted above. Margie Schmidt seconds the motion.

**VOTE:** 14-0-0, Motion Passes

=====

Michael continues on with issue #9, which talks about Subcommittee Memberships, and clarifying who qualifies to serve on a subcommittee. Currently the requirements include that a person must either live, own property, or own a business to be a candidate. Doing business in Clairemont does not qualify.

Michael’s recommendation is to add a sentence to the last paragraph in page 12 to say, *“Members of all subcommittees must qualify as a member of the community.”*

Michael Puente makes a motion to add the new sentence to page 12 regarding subcommittee memberships. Richard Jensen seconds.

Discussion after the motion was brought beings with Margie Schmidt requesting that current subcommittee members be grandfathered into this new requirement. Billy Paul says unless approved by the subcommittee or CCPG, the members of the public should be part of the Clairemont community.

Public speaker Jason Young reminds the board that there may be stakeholders outside of the neighborhood that are experts in the matters discussed.

**VOTE:** 4-10-0, Motion fails.

(Keith, Naveen, Nicholas, Delana, Cecelia, Harry, Daniel, Billy, Susan, and Lynn voted no).

=====

Michael next discusses issue #12, which discusses the CCPG Election Voting hours. No recommendations were given at the subcommittee meeting.

Michael makes a motion to make the hours be between 12:00pm and 6:00pm on Election Day. Keith Hartz seconds the motion.

After the motion was made, Nicholas Reed started discussion suggesting a different location for the poll to be at, and a later end time. Naveen Waney says he agrees with the 12:00pm-6:00pm hours. Daniel Smiechowski suggests that we not change the hours. Richard asks what voting hours are of other Planning Groups within the city, Michael replies saying that it varies from having elections during meetings, or much shorter durations of



time than currently being proposed by the motion on the table. Billy Paul says Council Policy 600-24 says polls can be open during meetings.

**VOTE:** 9-5-0, Motion Passes. (Delana, Susan, Lynn, Daniel, Richard voted no).

=====

Michael continues on to discuss issue #1, which speaks about the protocol for CCPG member behaviors at meetings. He quotes 2 passages from the bylaws.

The first passage is from page 7 and is as follows, *“No member shall be permitted to disturb the public meeting so as to disrupt the public process as set forth on the planning group’s agenda.”*

The second passage is from page 17 and is as follows, *“Conduct of Members: All members of the Committee will conduct themselves in a civil and courteous manner.”*

Michael’s recommendation is to review the bylaws regarding these issues when a new chairperson of CCPG is appointed at the April meeting. And any member who has an issue with another member of CCPG should speak to the new chairperson.

Michael Puente tabled issue #1 until another time.

=====

Michael speaks about issue #2, which talks about the scenario where the number of candidates is less than or equal to the number of open seats on the CCPG board, elections in that instance are a foregone conclusion. A suggestion was to reduce the polling hours.

Michael says that the city would probably not allow this. And makes a motion to take no action on this matter. Nicholas Reed seconds.

**VOTE:** 14-1-0, Motion passes, (Naveen Waney voted no).

=====

The next issue Michael talks about is issue #6, which speaks about the lack of representation from the East Clairemont area. He says Council Policy 600-24 allows planning groups to divide up planning groups into specific neighborhoods, and requires members to be from each district. He continues on to say that this could complicate elections.

Michael Puente makes a motion to take no action on this issue at this time. Nicholas Reed seconds.

**VOTE:** 14-0-0, Motion Passes.

=====

Finally, Michael speaks about issue #11. Which discussed about the Chairperson’s Duties, Rights, and Responsibilities. Michael says the discussion around the issue was based on the Chair’s ability to limit discussion time. Currently non-agenda comments, and action item comments from the public are limited to 2-minutes of speaking time. While for CCPG members, there is currently no time limit set to comment either on non-agenda or other items presented.

Michael Puente makes a motion to take no action on this issue at this time. Nicholas Reed seconds.

**VOTE:** 14-0-0, Motion Passes

**Item 7. Informational Items**

**201. CCPG 2017 Election Results** (Naveen Waney)

Naveen reports that 56 residents from the neighborhood voted in the 2017 election. All 7 candidates on the ballot received at least one vote. And all members on the ballot won another term as a CCPG member. Those members included, Daniel Smiechowski, Chad Gardner, Richard Jensen, Margie Schmidt, and Nicholas Reed. Two new members were also elected to the CCPG board. Those gentlemen are Gary Christensen, and Jason Young.



**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Keith Hartz** – Keith spoke about a letter that was written up by Lynn Adans regarding the De Anza Revitalization Plan, it was sent recently to the Mayor.

**Vice-Chair/PRS Report – Naveen Waney** – Naveen reports that at the March PRS meeting that the Coastal Trailer RV Park redevelopment was presented to the subcommittee. It is a 6-acre site that will have 150 high-end rental units. They are requesting a zone change with the city to allow 29 units per acre. The 30ft height limit has been met, and does exceed open space and parking requirement the city has. They will be returning to future PRS meetings with more information.

The other item present at the PRS meeting was the Horizon Fellowship site being redeveloped into a branch of the High-Tech charter schools. They discussed the conditional use permit and it is very early in the process to discuss specific details. They will be returning soon to future meetings to discuss the project

**Balboa Station – Harry Backer** – No Report

**Morena Corridor Specific Plan Ad Hoc Sub Committee, Margie Schmidt** – Margie said the next Morena Subcommittee meeting was postponed until May. They will be discussing the release of the draft specific plan for the corridor.

**MCAS Miramar – Cecelia Frank** – Cecelia Frank reported that at the most recent Miramar Community meeting, they discussed the airspace that encompasses the San Diego Area.

**Treasurer – Delana Hardacre** – Delana reported that there is \$229.61 in the CCPG Bank Account.

**Community Plan Update – Susan Mournian** – Susan reminded the board that the next Community Plan Update meeting to be held on the 2<sup>nd</sup> Tuesday in April at 6pm at Cadmen Elementary School. There is also a planned community workshop on April 22<sup>nd</sup>, with the location of that to be announced at a later time.

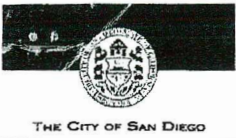
**Clairemont Town Council – Delana Hardacre** – Delana announced that tickets for the annual Clairemont Garden Tour are on sale now. It will be held the first Saturday in May.

**Parking/Transportation/Mobility – Nicholas Reed** – No Report

**By-Laws – Michael Puente** – No Report

**Adjournment at 8:57 PM**

**The next meeting will be held on April 18<sup>th</sup>, 2017, 6:30pm at Cadman Elementary School.**



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 Street Vacation

**Project Title**

Atlas Street Tentative Map

Project No. For City Use Only

518391

**Project Address:**

3455 Atlas St, San Diego, CA 92111

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

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

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



Project Title:

Atlas Street Tentative Map

Project No. (For City Use Only)

510391

**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):  
The First Brethren Church of San Diego, Incorporated

☒ Owner ☐ Tenant/Lessee

Street Address:  
3455 Atlas Street

City/State/Zip:  
San Diego, CA 92111

Phone No: (858) 277-5364 Fax No:

Name of Corporate Officer/Partner (type or print):  
Virginia Riddle, Glen Sykes, Gary Riddle

Title (type or print):  
Registrar, Pastor, Member-at-Large

Signature : *Virginia Riddle* Date: Oct. 5, 2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date: