



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 12, 2018 REPORT NO. PC-18-026

HEARING DATE: April 19, 2018

SUBJECT: 3642-54 SEVENTH AVENUE TENTATIVE MAP. Process Four Decision

PROJECT NUMBER: [548373](#)

OWNER/APPLICANT: Uptown Partners LLC/Antony Christensen

SUMMARY

Issue: Should the Planning Commission approve Tentative Map No. 1939303 for the creation of 10 residential condominium units (under construction), located at 3642-3654 Seventh Avenue, within the Uptown Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. 1939303 (including a waiver of the requirement to underground overhead utilities).

Community Planning Group Recommendation: On June 6, 2017, the Uptown Community Planning Group voted 13-1-1 to recommend approval of the proposed project without recommended conditions (Attachment No. 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor alterations in land use limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 28, 2017, and the opportunity to appeal that determination ended October 12, 2017.

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

Housing Impact Statement: The project will provide 10 for-sale residential units consistent with the land use identified by the Uptown Community Plan. The applicant will pay the Inclusionary Affordable Housing fee as required by the regulations.

BACKGROUND

The 0.321-acre project site is located at 3642-3654 Seventh Avenue in the RM-3-9 Zone, Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone within the Uptown Community Plan area. The project site was rezoned from the MR-800B Zone of the Mid-City Planned District Ordinance (MCPDO) to the current RM-3-9 Zone on February 4, 2017.

The 10 residential dwelling units are currently under construction at the project site, approved on April 14, 2017, under a ministerial approval, Building Permit No. 1796703, Project No. 512916. The Building Permit allowed the construction of 10 new residential units, with four stories, over a common garage on a lot with an existing residence (which was previously demolished). No deviations were required for approval of the project. This development project under construction is required to provide public improvements per Project No. 524706 and ROW Permit No. 1841462, including new City Standard curbs, gutters, water meters, water lateral, removal of concrete, addition of landscape and new sidewalks. That building permit application was deemed complete prior to the rezone of the project site to RM-3-9 and the construction plans were reviewed under the development regulations of the MR-800B Zone of the MCPDO.

DISCUSSION

The project requires a Tentative Map in accordance with San Diego Municipal Code (SDMC) Section 144.0220 to create 10 residential condominium units (all under construction). The project is located in an area identified as Residential High density (45-73 dwelling units per acre) in the Uptown Community Plan and the project is consistent with that land use. The project site is designated Residential Use in the General Plan and is consistent with existing General Plan designations by providing housing within a high-density range within an urbanized core of the City. In addition, the proposed subdivision will provide an opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations".

The four-story, residential project consists of eight, three-bedroom units and two, two-bedroom units, within two structures totaling 25,970 square-feet. The three-bedroom units vary in size from 2,139-square-feet to 2,250-square-feet. The two bedroom units are both 1,997 square-feet in size. The project proposes garage parking for a total of 22 parking spaces, which exceeds the required 20 off-street parking spaces. The project is surrounded by both multi-family and single-family, including a high rise apartment building directly to the south and single-family residential development to the north and east.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project involves a short (less than a full block) span of overhead facility and would not represent a logical extension to an underground facility. The project has been conditioned to underground any new service run to any new or proposed

structures within the subdivision.

The project as proposed requires a Process Four, Planning Commission decision with appeal rights to the City Council. According to SDMC Section 125.0440, Findings for a Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. City Staff has provided draft findings (Attachment 5) that the subdivision complies with both the Subdivision Map Act and the SDMC.

Conclusion:

City staff has reviewed the application for the Tentative Map to create 10 residential condominiums at this location and recommends that the project is consistent with the land use and development standards in effect for this site per the Subdivision Map Act and the SDMC. The Tentative Map resolution has been prepared with draft findings (Attachment 5) for consideration. Staff recommends that the Planning Commission approve Tentative Map No.1939303.

ALTERNATIVES

1. Approve Tentative Map No. 1939303, with modifications.
2. Deny Tentative Map No. 1939303, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



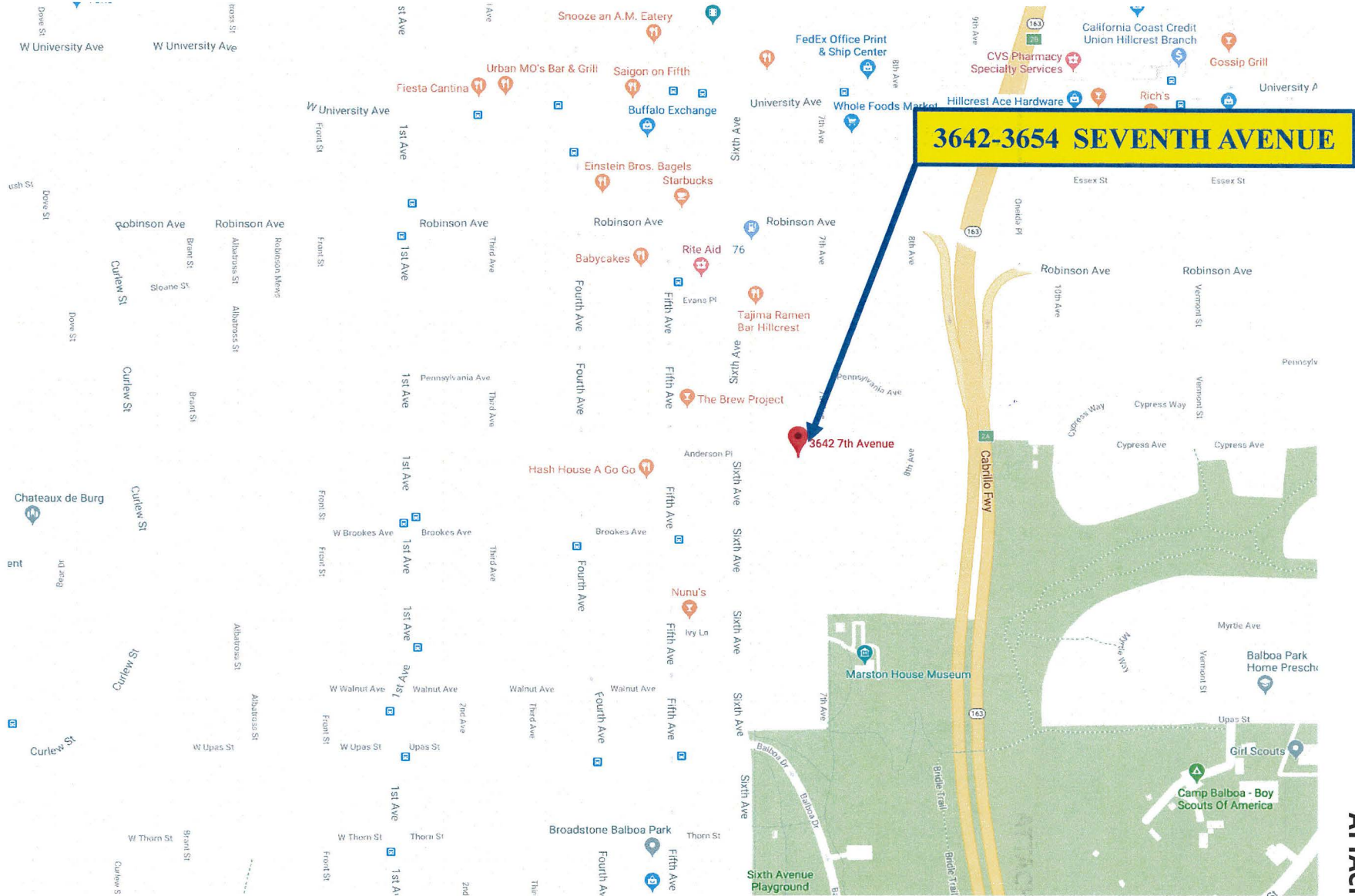
P.J. FitzGerald
Assistant Deputy Director
Development Services Department



Glenn R. Gargas
Development Project Manager
Development Services Department

Attachments:

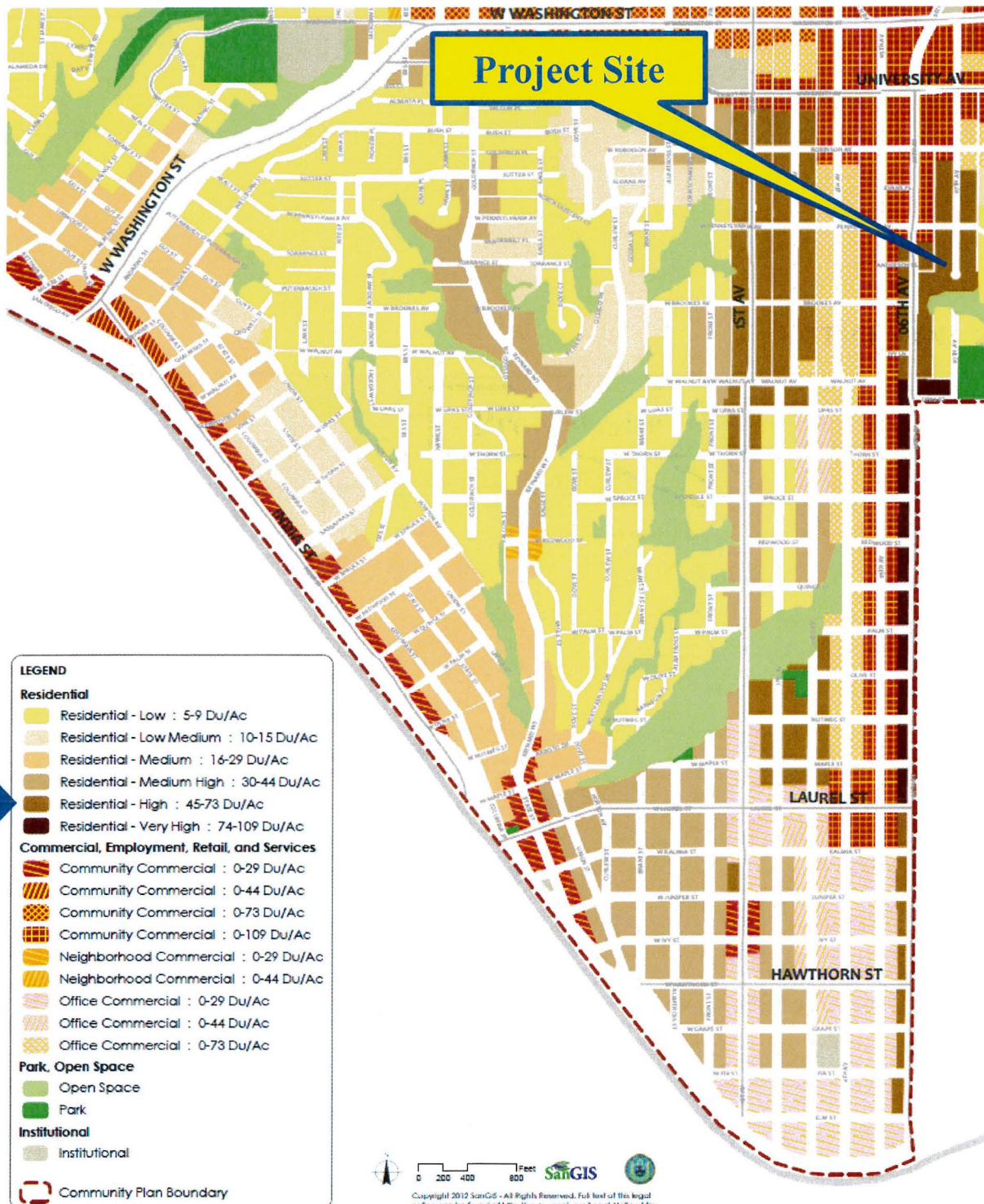
1. Project Location
2. Community Plan Land Use Map
3. Aerial and Street View Photographs
4. Project Data Sheet
5. Draft Tentative Map Resolution with Findings
6. Draft Tentative Map with Conditions
7. Environmental Exemption
8. Tentative Map
9. Community Planning Group Recommendation
10. Ownership Disclosure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



Project Location Map

SEVENTH AVENUE TM – 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373





Uptown Land Use Map

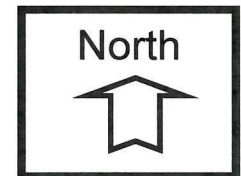
SEVENTH AVENUE TM - 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373





Aerial Photo

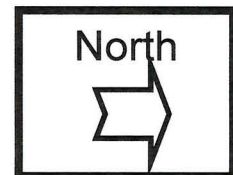
SEVENTH AVENUE TM - 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373

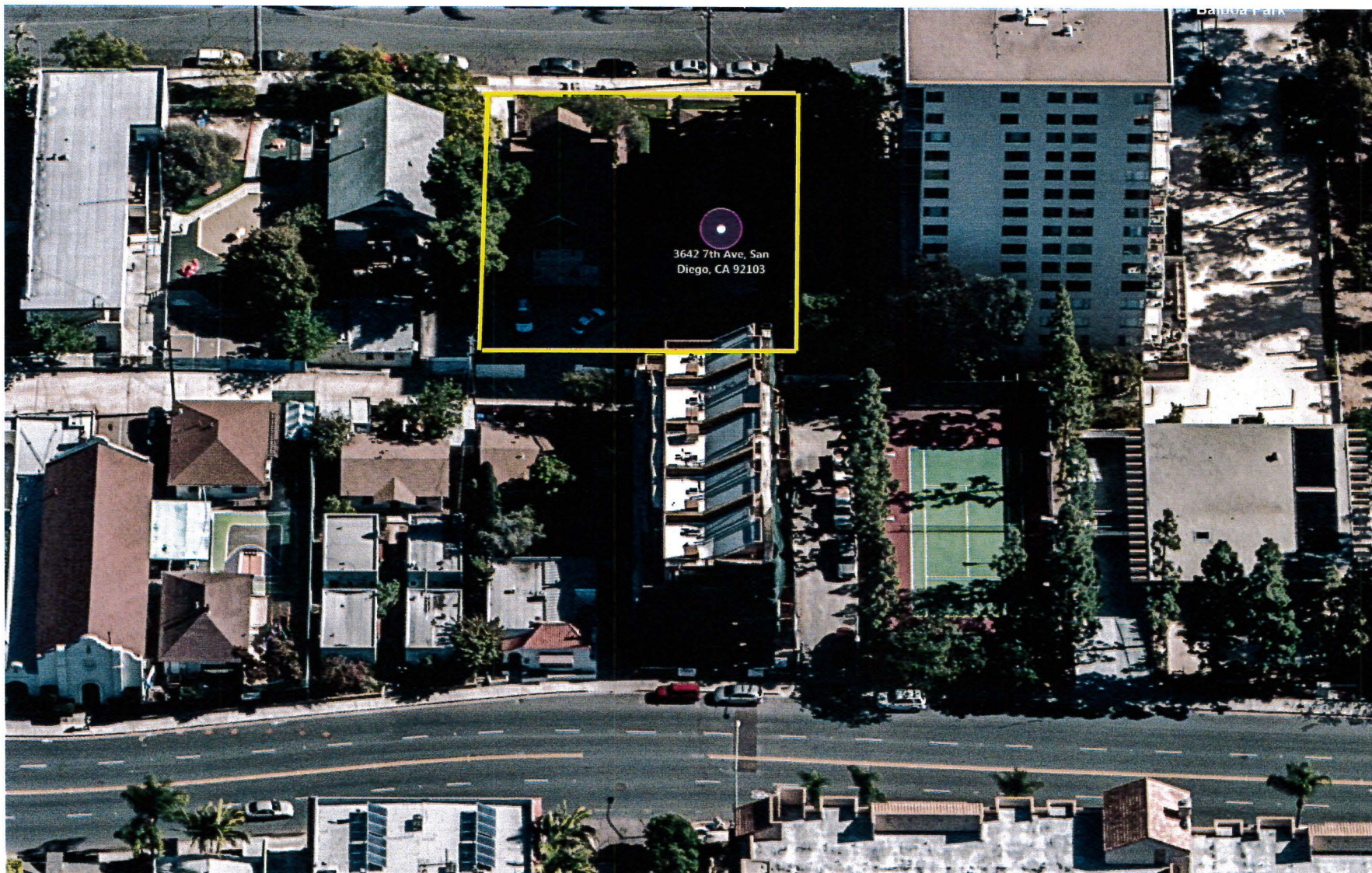




Aerial Photo – From East

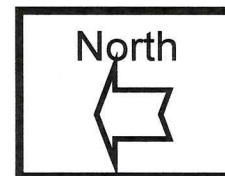
SEVENTH AVENUE TM – 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373





Aerial Photo - From West

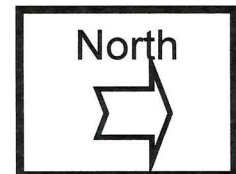
SEVENTH AVENUE TM - 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373





Street View Photo – Under Construction

SEVENTH AVENUE TM – 3642-3654 SEVENTH AVENUE
PROJECT NO. 548373



PROJECT DATA SHEET		
PROJECT NAME:	3642 to 3654 Seventh Avenue Tentative Map (PTS – 548373)	
PROJECT DESCRIPTION:	Tentative map for the creation of ten residential condominium units within a four-story, 25,970-square-foot residential development currently under construction, and to waive the requirement to underground existing offsite overhead utilities.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential High Density (45-73 Dwelling Units per Acre)	
<p align="center">ZONING INFORMATION:</p> <p>ZONE: RM-3-9</p> <p>HEIGHT LIMIT: 30 feet maximum</p> <p>LOT SIZE: 7,000 square feet minimum</p> <p>FLOOR AREA RATIO: 2.7 maximum</p> <p>FRONT SETBACK: 10 feet minimum/20 feet Standard</p> <p>SIDE SETBACK: 5 feet minimum/10% of lot width</p> <p>STREETSIDE SETBACK: 10 feet minimum/10% of lot width</p> <p>REAR SETBACK: 5 feet minimum</p> <p>PARKING: 19.5 minimum</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Very High; RM-3-9	Single-Family Residential
SOUTH:	Residential Very High; RM-3-9	Multi-Family Residential
EAST:	Residential Very High; RM-3-9	Multi-Family Residential
WEST:	Residential Very High; RM-3-9	Multi-Family Residential
DEVIATIONS REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 6, 2017, the Uptown Community Planning Group voted 13-1-1 to recommend approval of this project.	

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1939303, 3642-3654 SEVENTH AVENUE
TENTATIVE MAP - PROJECT NO. 548373.

WHEREAS, Greg La Marca and Uptown Partners, LLC, Subdividers, and Anthony Christensen, Engineer, submitted an application to the City of San Diego for a tentative map, (Tentative Map No. 1939303) for the creation of a 10-dwelling-unit apartment development under construction to condominium ownership and to waive the requirement to underground existing offsite overhead utilities.

WHEREAS, the project site is located at 3642-3654 Seventh Avenue, within the RM-3-9 zone of the Uptown Community Plan area. The property is legally described as Lots 35, 36, 37 and 38, Block 3 of Crittenden's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 303, filed in the office of the County Recorder of San Diego County, October 5, 1886; and

WHEREAS, the Map proposes the Subdivision of a 0.321-acre-site into one (1) lot for a 10-unit residential condominium creation; and

WHEREAS, on September 28, 2017, 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 Guidelines Section 15305 (minor alterations in land use limitations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is ten (10); and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) because 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; and

WHEREAS, on April 12, 2018, the Planning Commission of the City of San Diego considered Tentative Map No. 1939303, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, and 144.0240 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1939303:

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

The project proposes a Tentative Map for the subdivision of the 0.321-acre site to consolidate four lots into one lot and create 10 condominium units and to waive the requirements to underground overhead utilities. The project site is located in the RM-3-9

Zone and is designated High Residential Density by the Uptown Community Plan. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide eight, three-bedroom units and two, two-bedroom units. The project site is designated Residential Use in the General Plan and is consistent with existing General Plan designations. In addition, the proposed subdivision will provide another opportunity for home ownership which is consistent with the General Plan, Housing Element, Goal No. 4: "to provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations". The project is surrounded by both multi-family and single-family residential development.

As proposed, the subdivision would be consistent with the Uptown Community Plan and overall policies for development related to the Land Use and Urban Design elements contained in the General 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 proposed one-lot, 10-dwelling unit condominium subdivision complies with the development regulations of the MR-800B Zone of the Mid-City Planned District Ordinance, which was recently rezoned to RM-3-9 Zone. The current building plans were submitted and deemed complete for review prior to the recent rezone to RM-3-9 Zone becoming effective. There is no additional development proposed within the scope of this Tentative Map. The proposed subdivision, is to create 10-dwelling-apartment-complex that is under construction into condominium ownership, which were found to comply with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)).

The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to underground the existing overhead utility facilities in the public right-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project involves a short (less than a full block) span of overhead facility and would not represent a logical extension to an underground facility. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision.

The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The proposed Tentative Map to create 10 condominium units, is for a site that is flat and previously graded within an urbanized area of the City. This tentative map does not propose any additional physical development on the property. The project site is located in the RM-3-9 Zone and is designated High Density Residential by the Uptown Community Plan. The proposed subdivision changes the form of ownership of this apartment complex into condominiums and remains consistent with the previously approved project, Project No. 512916. The apartments were found physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)). Therefore, this project will not affect the existing and future surrounding land uses and the site is physically suitable for the type and density under the proposed tentative map project.

The original development project required to construction of public improvements, per Project No. 512916 and Right-of-Way Permit No. 524706, including new City Standard curbs, gutters, water meters, new water lateral and new sidewalks.

Therefore, the site is physically suitable for the type and density of 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 project proposes to create 10 residential condominium units within two structures, totaling 25,970-square-feet, which are currently under construction on a 0.321-acre site. The developed project site is located in an urban in-fill area and does not contain, nor is it adjacent to, any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands or existing fish or wildlife habitats. The site is surrounded by multi-story residential development, except northerly, by a single story residential development. This project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305, (Minor Alterations in Land Use Limitations). Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or 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 project proposes to create 10 residential condominium units within two structures, totaling 25,970-square-feet, which are currently under construction on a 0.321-acre site. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The project has been conditioned to construct public improvements, as shown

on the previously approved construction plan for Right-of-Way Permit No. 524706 (Project No. 512916) including new City Standard curbs, gutters, new water meters, new water lateral, new back flow preventers and new sidewalk. As such, the design of the subdivision or the type of improvement will 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 project proposes to create 10 residential condominium units within two structures, totaling 25,970-square-feet, which are currently under construction on a 0.321-acre site. There are no existing access easements located within the project boundaries, as shown on Tentative Map No. 1939303. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the 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 project proposes to create 10 residential condominium units within two structures, totaling 25,970-square-feet, which are currently under construction on a 0.321-acre site. The proposed subdivision into one lot for 10 condominiums will not impede or inhibit any future passive or natural heating and cooling opportunities. Each unit is exposed on two sides (north and south) to ensure passive cooling through cross-ventilation of the interior spaces. The two structures have the opportunity through the site orientation, architectural design, 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 project proposes to create 10 residential condominium units within two structures, totaling 25,970-square-feet, which are currently under construction on a 0.321-acre site. The in-fill project site is surrounded by multi-story residential development, except northerly, by a single story residential development. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide eight three-bedroom units and two, two-bedroom units. The project site is within a fully urbanized area of the City, surrounded by multi-family residential development with commercial uses one block to the west, the community's main commercial district located approximately four blocks to the north and is located approximately three blocks north of Balboa Park. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental exemption and hear public testimony to determine the effects of the

ATTACHMENT 5

(R-[Reso Code])

proposed subdivision on the housing needs of the region. Those needs were found to be balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of one consolidated residential lot for 10 condominiums is consistent with the housing needs anticipated for the Uptown Community Planning area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1939303, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Greg La Marca and Uptown Partners, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By

Glenn R. Gargas
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007273

Revised: 5/19/2014 by WJZ

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1939303, 3642-3654 SEVENTH AVENUE TENTATIVE
MAP - PROJECT NO. 548373

ADOPTED BY RESOLUTION NO. R-_____ ON APRIL 12, 2018

GENERAL

1. This Tentative Map will expire April 27, 2021.
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 Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. 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.
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.

AFFORDABLE HOUSING

6. Prior to recordation of the Final Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).

ENGINEERING

7. Prior to Final Map recordation, the Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 1841462 including new curbs, gutters, sidewalks, and curb outlets.

8. Prior to Final Map recordation, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the landscaping and irrigation in the 7th Avenue Right-of-Way.
9. Prior to Final Map recordation, 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 condominium unit or lot.
10. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
11. The Subdivider shall ensure that all existing 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. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
13. The Subdivider shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

MAPPING

14. "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].
15. "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."
16. 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.

WATER & WASTEWATER

17. The Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
18. 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.
19. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten-feet of any sewer facilities and five-feet of any water facilities.
20. The Subdivider shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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. 24007273

NOTICE OF EXEMPTION

ATTACHMENT 7

(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: 3642-54 7th Avenue Tentative Map**Project No. 548373/SCH No.:** N/A**Project Location-Specific:** 3642 7th Avenue, San Diego, California 92103**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: TENTATIVE MAP (TM) for the creation of 10 residential condominium units within two structures totaling 25,970 square-feet, currently under construction, on a 0.32 acre site. The 0.32-acre site is located within the RM-3-9 zone of the Uptown Community Plan.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Greg La Marca (Applicant), Uptown Partners, LLC, 17828 Villamoura Drive, Poway, CA 92064, (760) 594-2282

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))
(X) Categorical Exemption: CEQA Exemption Section 15305 (Minor Alterations in Land Use Limitations)

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 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20 percent, and which do not result in any changes in land use density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

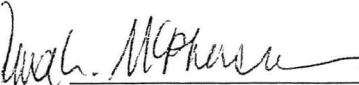
Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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


Signature/Title

October 12, 2017
Date

ABBREVIATIONS

AC AIR CONDITIONER
CO CURB OUTLET
DP DRAIN PIPE
EB ELECTRIC BOX
EL ELEVATION
EV ELECTRIC VAULT
FF FINISH FLOOR
FS FINISH SURFACE
GM GAS METER
SCD SEWER CLEANOUT
SL STREET LIGHT
SLPB STREET LIGHT PULLBOX
TP TOP OF PARAPET
TS TOP OF STRUCTURE
TW TOP OF WALL
UP UTILITY POLE
WM WATER METER

UTILITY TABLE

TELE (AT&T): OVERHEAD
CATV (TIME WARNER): OVERHEAD
ELEC (SDG&E): OVERHEAD

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH APPROPRIATE PERMITS.

LOT 27

CRITTENDEN'S ADDITION
MAP NO. 303
BLOCK 3
LOT 34

LANDSCAPING IN RIGHT OF WAY
PER BUILDING PERMIT
PTS NO. 512916,
APPROVAL NO. 1795703
(TYPICAL)

LEAD & DISK STAMPED
LS 7508 TO BE SET ON
3.00' OFFSET

FOUND SCRIBED CROSS
ON 7' OFFSET TO NE CORNER
LOT 27 (NO RECORD)

FOUND NAIL AND DISK
STAMPED "RCE 18134"
PER PM 13530 ON 7' OFFSET

TENTATIVE MAP NO. 1939303

CONDOMINIUM CREATION

LEGAL DESCRIPTION

LOTS 35, 36, 37 AND 38 IN BLOCK 3 OF CRITTENDEN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S PARCEL NUMBERS: 452-291-33-00 & 34-00

BASIS OF BEARINGS

THE NORTHERLY LINE OF LOT 1 OF BALBOA PARK TOWERS, MAP NO. 7707, AS SHOWN ON RECORD OF SURVEY 8209, I.E. SOUTH 89°40'49" EAST

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE SOUTHEASTERLY CORNER OF 5TH AVENUE AND UPUS STREET. ELEVATION 291.91' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY CHRISTENSEN ENGINEERING AND SURVEYING, DATED MAY 9, 2016.
2. THE USE OF PROPOSED LOT IS FOR 10 RESIDENTIAL CONDOMINIUM UNITS.
3. THE SUBJECT PROPERTY IS SERVED BY SEPARATE SANITARY SEWER LATERAL AND WATER SERVICE CONNECTED TO CITY OF SAN DIEGO MAINS.
4. THE EXISTING NUMBER OF LOTS IS TWO. THE PROPOSED NUMBER OF LOTS IN THIS SUBDIVISION IS ONE.
5. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
6. NAD27 COORDINATES = 210-1719, NAD83 COORDINATES = 1850-6279.
7. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 10.
8. THE TOTAL AREA OF THE PROJECT IS 0.3217 ACRES.
9. THE SOURCE OF TITLE INFORMATION IS PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 00064382-996-SD1-RT4, DATED NOVEMBER 15, 2016.
10. A WAIVER OF UNDERGROUNDING OF OVERHEAD UTILITIES IS REQUESTED.
11. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
12. THE PROJECT IS UNDER CONSTRUCTION.
13. DEVELOPER AND OWNER ARE UPTOWN PARTNERS, LLC. SEE OWNER CERTIFICATE.

TITLE NOTES

NOTE:

NO EASEMENTS EXIST ENCUMBERING THE PROPERTY.

PARCEL 1
PARCEL MAP NO. 13530
CR 6054

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE MAP WAIVER AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

GREG LA MARCA
UPTOWN PARTNERS I, LLC
17822 VILLAMOURA DRIVE
POWAY, CA 92064

DATE



VICINITY MAP
NOT TO SCALE

ANTHONY K. CHRISTENSEN, LS 7508

EXP. 12-31-17

SEPTEMBER 25, 2017
DATE

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92128
PHONE (858)271-9901 FAX (858)271-8912

Project Address:
3642-54 SEVENTH AVENUE
SAN DIEGO, CA 92103

Project Name:
7th AVENUE TENTATIVE MAP

Sheet Title:

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 09-25-17 ADDRESS CYCLE ISSUES

Original Date: DECEMBER 27, 2016

Sheet 1 of 3 Sheets

TENTATIVE MAP

RESIDENTIAL UNIT TABULATION

UNIT	LIVING AREA	PARKING AREA	DECK AREA	BEDROOMS	PARKING SPACES
A	2,250.2 SF	686.2 SF	588.6 SF	3	3
B	2,139.7 SF	384 SF	342.8 SF	3	2
C	2,139.7 SF	384 SF	342.8 SF	3	2
D	2,139.7 SF	384 SF	342.8 SF	3	2
E	2,250.2 SF	460 SF	391.6 SF	2	2
F	2,139.7 SF	686.2 SF	588.6 SF	3	3
G	2,139.7 SF	384 SF	342.8 SF	3	2
H	2,139.7 SF	384 SF	342.8 SF	3	2
I	2,139.7 SF	384 SF	342.8 SF	3	2
J	1,897 SF	460 SF	391.6 SF	2	2

TOTAL OFF-STREET PARKING SPACES:

TRANSIT AREA:

SPACES REQUIRED PER TABLE 142-05C

(1.75 SPACES/2BDRM X 2 UNITS AND 2.05SPACES/3 BDRM UNIT X 8 UNITS) = 19.5 SPACES

SPACES REQUIRED = 19.5 SPACES

SPACES PROVIDED = 22 GARAGE SPACES ONSITE

TENTATIVE MAP SUMMARY

THIS PROJECT PROPOSES CREATION OF 10 RESIDENTIAL CONDOMINIUM UNITS.

ASSESSOR PARCEL NO. & ADDRESS

ASSESSOR'S PARCEL NUMBER: 452-291-33-00 & 34-00

ADDRESS: 3642-54 SEVENTH AVENUE
SAN DIEGO, CA 92103

OWNER:

UPTOWN PARTNERS I, LLC
17828 VILLAMOURA DRIVE
POWAY, CA 92064

ZONING:

MCCPD-MR-600B
MID-CITY COMMUNITIES PLANNED DISTRICT-MR-600B

OVERLAY ZONES:
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
AIRPORT INFLUENCE AREA

SETBACK:
10' FRONT YARD
6' INTERIOR SIDE YARD
1' REAR YARD (ABUTS ALLEY)

AREA:

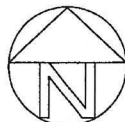
SITE AREA: 0.3217 ACRES (14,016 SQUARE FEET)

GROSS FLOOR AREA
21,372.2 SQUARE FEET LIVING
4,598 SQUARE FEET GARAGE
3,976.6 SQUARE FEET DECKS

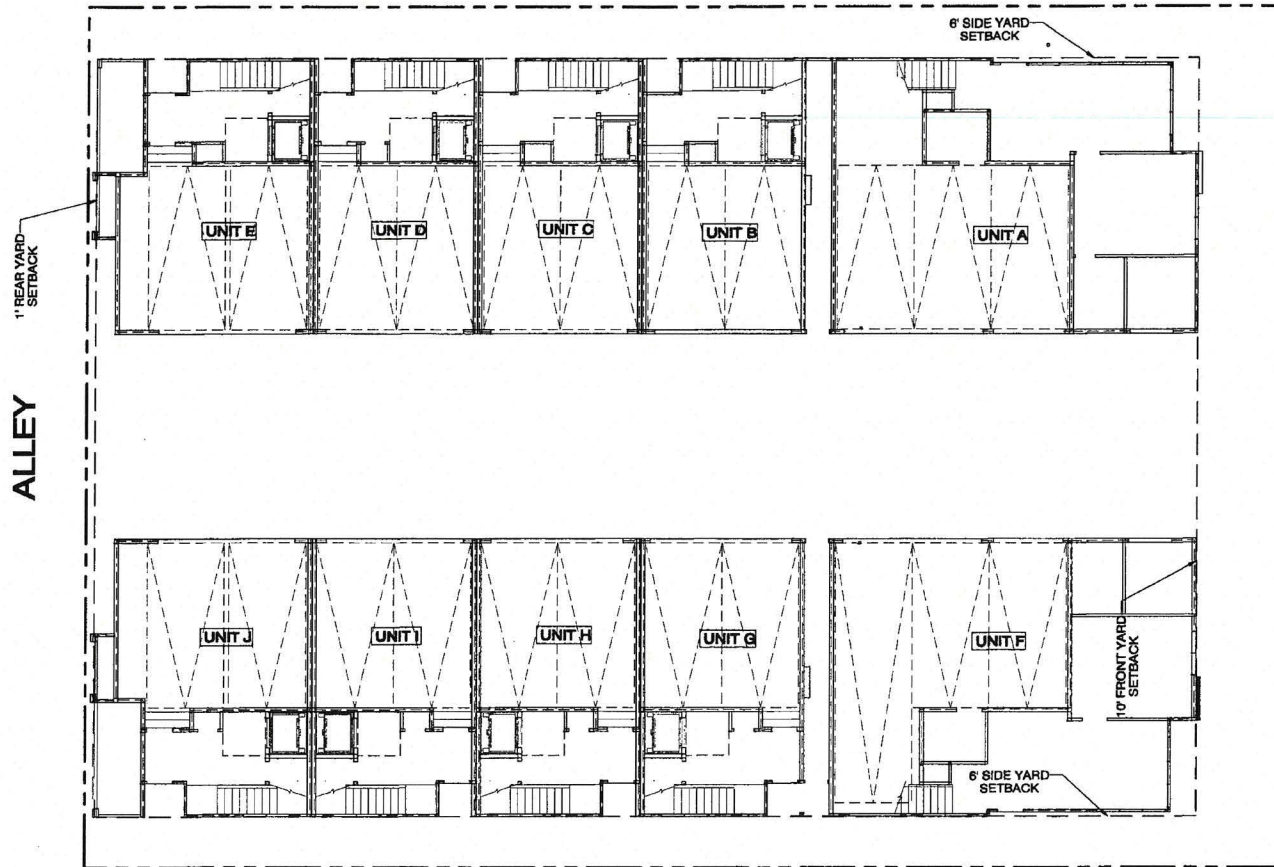
LEGEND

PROPERTY LINE/TM BOUNDARY	---
EXISTING CONTOUR	---
EXISTING GAS LINE	G --- G
EXISTING SEWER LINE	S --- S
EXISTING WATER LINE	W --- W
EX. SPOT ELEVATION	FS EL 27.0
PROPOSED SPOT ELEVATION	27.8 FS
PROPOSED SITE WALL	---
PVC DRAIN	---
AREA DRAIN	○
CATCH BASIN	□
CONCRETE SURFACE	▒
DIRECTION OF DRAINAGE	→
LANDSCAPED SURFACE (SEE LANDSCAPE PLAN)	▒
DOWNSPOUT LOCATION	DS
2" WATER SERVICE	W
4" FIRE SERVICE	FS
6" SEWER LATERAL	S
PERMEABLE PAVERS	▒
CONTOUR PER BLDG PERMIT	285
EXISTING LOT LINE (TYPICAL)	---

FOR ONSITE IMPROVEMENT SEE BUILDING PERMIT PTS NO. 512916
APPROVAL NO. 1796703 FOR IMPROVEMENTS IN RIGHT OF WAY
SEE CONSTRUCTION PLAN APPROVAL NO.181462, PTS NO. 524706



SCALE: 1" = 10'

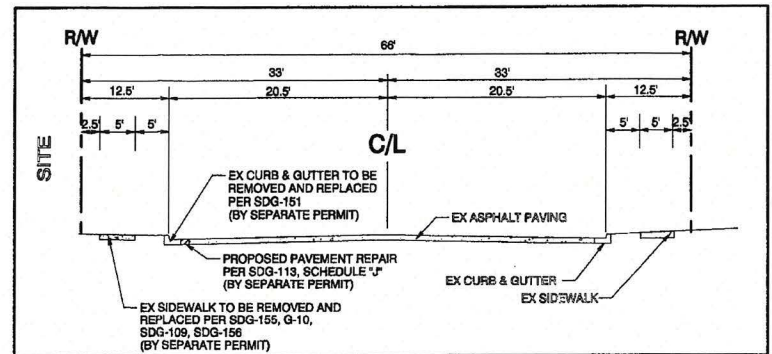


FIRST LEVEL



SECOND LEVEL

TENTATIVE MAP NO. 1939303
CONDOMINIUM CREATION



TYPICAL STREET SECTION: SEVENTH AVENUE

NOT TO SCALE



Anthony K. Christensen
ANTHONY K. CHRISTENSEN, LS 7508

EXP. 12-31-17

AUGUST 21, 2017
DATE

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (658)271-9901 FAX (658)271-8912

Project Address:

3642-54 SEVENTH AVENUE
SAN DIEGO, CA 92103

Project Name:

7th AVENUE TENTATIVE MAP

Sheet Title:

TENTATIVE MAP

Revision 5:

Revision 4:

Revision 3:

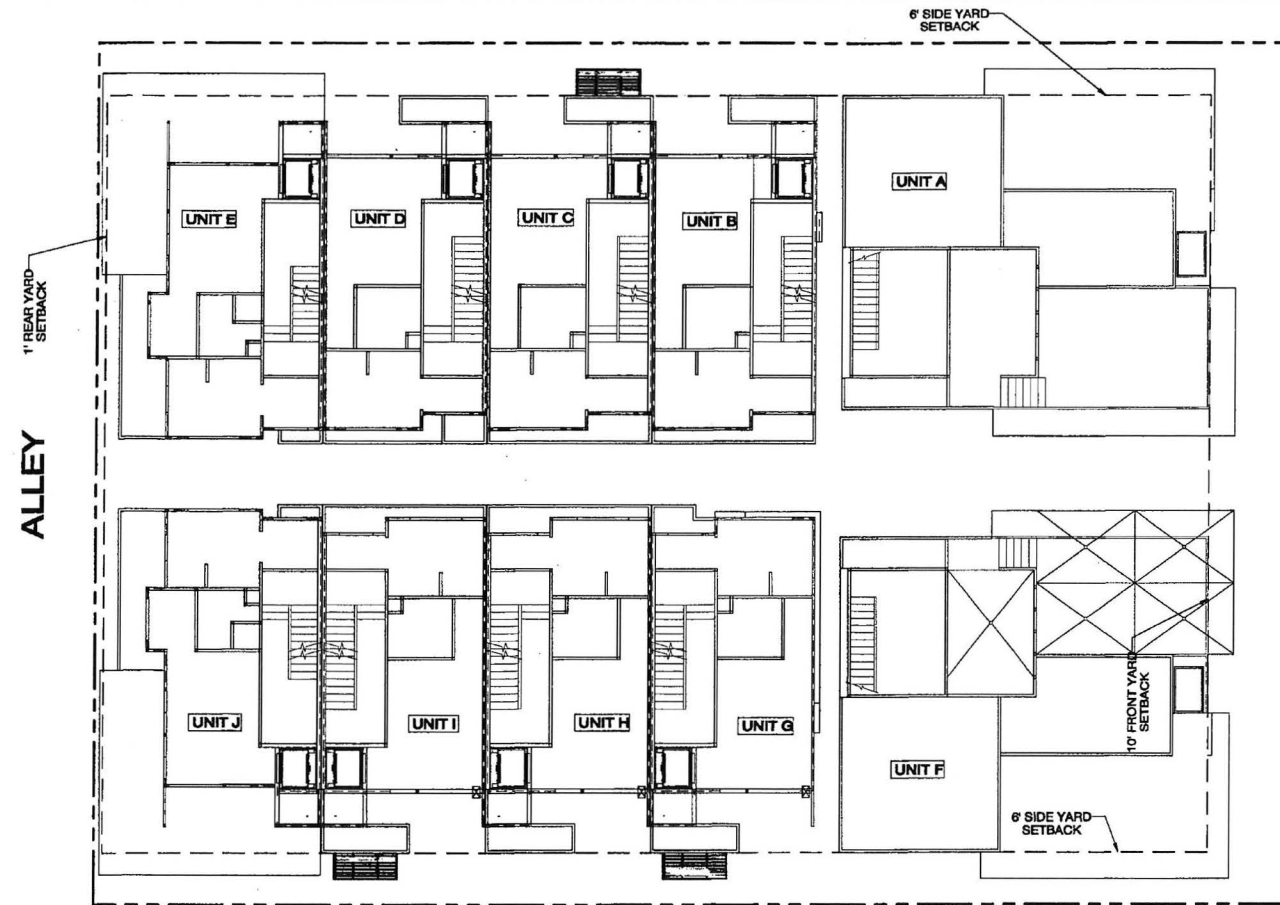
Revision 2:

Revision 1:

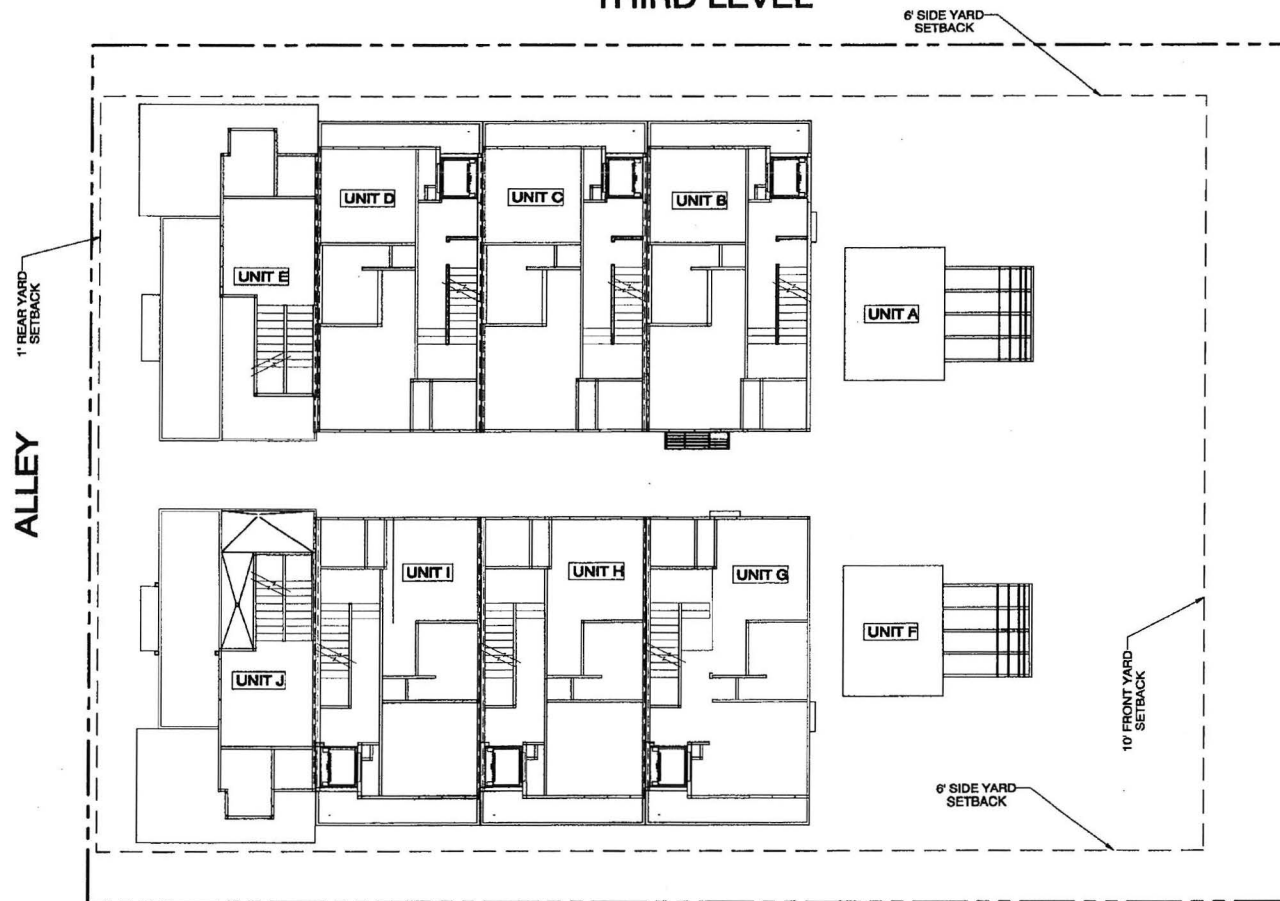
Original Date: DECEMBER 27, 2016

Sheet 2 of 3 Sheets

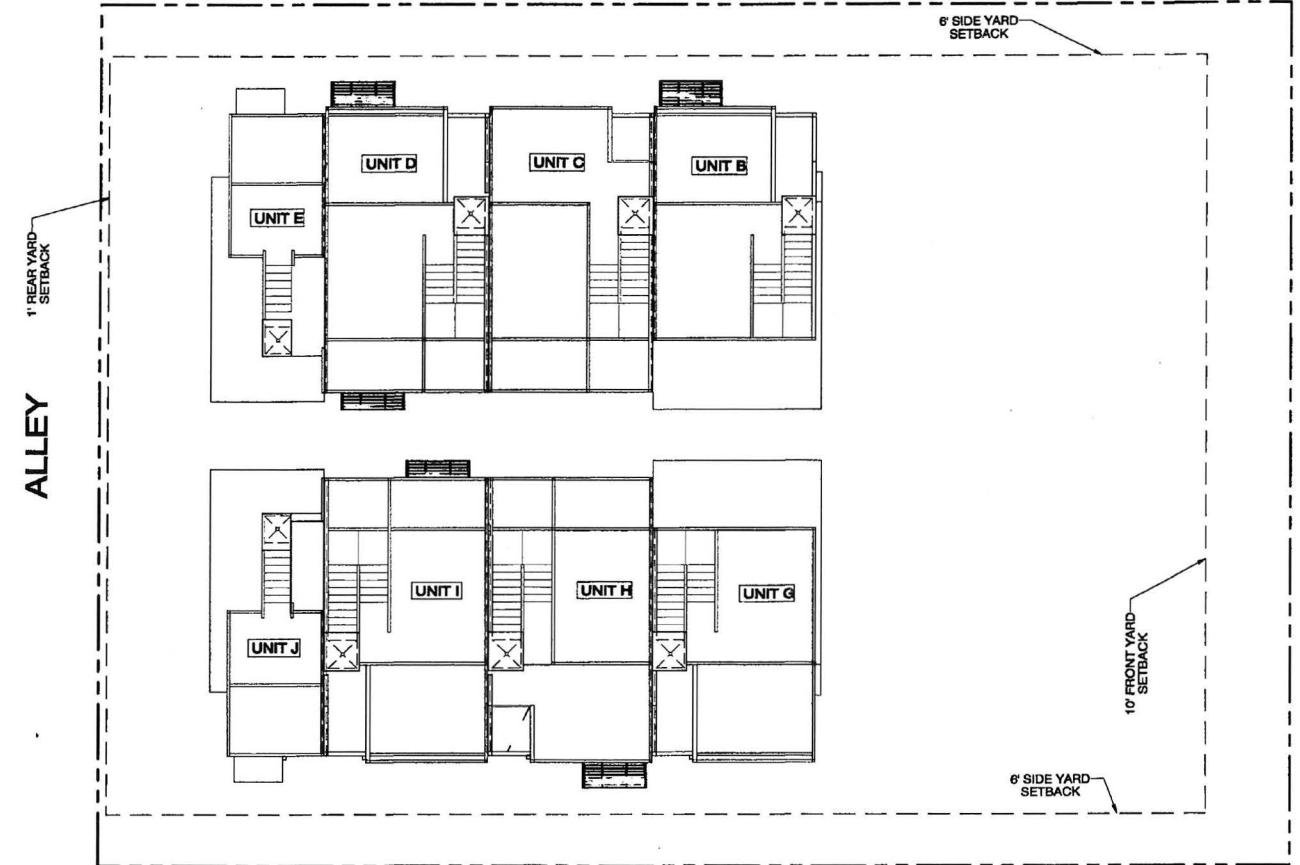
TENTATIVE MAP NO. 1939303
CONDOMINIUM CREATION



THIRD LEVEL



FOURTH LEVEL

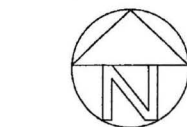


ROOF LEVEL

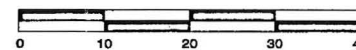
SEVENTH AVENUE

SEVENTH AVENUE

SEVENTH AVENUE



SCALE: 1" = 10'



ANTHONY K. CHRISTENSEN
ANTHONY K. CHRISTENSEN, LS 7508
EXP. 12-31-17

AUGUST 21, 2017
DATE



Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901 FAX (858)271-8912

Project Address:
3642-54 SEVENTH AVENUE
SAN DIEGO, CA 92103

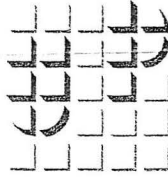
Project Name:
7th AVENUE TENTATIVE MAP

Sheet Title:

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: DECEMBER 27, 2016
Sheet 3 of 3 Sheets

TENTATIVE MAP



UPTOWN PLANNERS
 Uptown Community Planning Group
 DRAFT MINUTES
 June 6, 2017

Call to order by Leo Wilson at 6:03

In attendance: Cindy Thorsen, Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Mat Wahlstrom, Bob Daniel, Maya Rosas, Jay Newington, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney arrived at 6:12, Soheil Nakhshab arrived at 6:19
 Absent: Bill Ellig

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Bonner, to place both letters of support in Section VI of the agenda on the consent agenda; approved by unanimous vote. Motion to approve the agenda as amended made by Dahl, seconded by Wahlstrom. Motion passed by a 13-0-1 vote, non-voting chair Wilson abstaining;
- C. Approval of Minutes: Motion by Daniel, seconded by Wahlstrom, to approve the minutes from the April 4, 2017 meeting. Motion passed by a 13-0-1, non-voting chair Wilson abstaining;
- D. Treasurer's Report: Treasurer Dahl reported a balance of \$150.65 in the bank account, pending website expenses will be reimbursed by the City and raise the balance amount;
- E. Chair/CPC Report: Uptown Planners will not meet in July; it is one of the two months (besides January) that the board does not meet. The Truax House Tentative Map project was approved unanimously by the City's Planning Commission. The City of San Diego Park & Recreation Board approved renaming the West Maple Canyon Park the Waldo Waterman Park, after the famous aviator who made a glider flight from the site in 1909; Community Planners Committee ("CPC") elected officers; David Moty was re-elected chair, and Leo Wilson re-elected Secretary/Parliamentarian. The CPC had presentations about place-making and the "Soccer City" proposal for Qualcomm Stadium.

II. Public Communication:

David Meyer representing UCSD invited the public to open houses that will discuss the long-range future development plans for the UCSD campus; it will include the replacement of the existing hospital with a new structure. A flyer about the open houses was distributed; the dates were June 6, 2017 and June 8, 2017.

A business owner at 1920 Fort Stockton expressed concern over a zoning change incorporated into the updated Uptown Community Plan that rezoned her location for residential use only. Chair Wilson stated that he and planning staff had been in contact with the property owner, and planning staff indicated the business site in question was grandfathered in as a permitted use, so could continue;

Motion by Hook, seconded by Rosas, that Uptown Planners approve the project as presented; The motion passed by a vote of 9-5-2; voting in favor Newington, Pesqueira, Daniel, Dahl, Hook, Brennan, Rosas, Bonner, Nakhshab; voting against Mullaney, Gahagan, Tablang, Hayes Mullaney; abstaining Wahlstrom and non-voting Chair Wilson.


Motion by Daniel, second by Wahlstrom: That Uptown Planners request City Traffic Engineering investigate making safety improvements on Cosoy Way, Jackson Street and Presidio Drive; including the possibility of converting Cosoy Way/ Jackson Street and Presidio Drive into one-way streets, and the possibility of placing bicycle lanes on the streets. Motion approved by a vote of 14-0-2, with Thorsen and non-voting Chair abstaining.

3. **4040-4114 FIFTH AVENUE ("JONES HOUSE RELOCATION SDP") – Process Four – North Hillcrest** - Site Development Permit for the relocation of the historic Henry B. Jones House from 4040 Fifth Avenue to 4114 Ibis Street. The existing site will be developed as a cancer treatment center. The receiving 0.11 acre site is located at 4114 Ibis Street in the MCCPD-NP-1 base zone.

Applicant was represented by Robin M. Madaffer.

No public comment. The board elected not to have a formal presentation about the project. The documents relating to the project had been distributed to the board prior to the meeting. Several board members stated they appreciate that the house was being relocated in Uptown.

Motion by Daniel, seconded by Wahlstrom, to support the proposed relocation; approved by a 15-0-1 vote; with non-voting chair Wilson abstaining.

- 
4. **3642-50 SEVENTH AVENUE TENTATIVE MAP – Process Four – Hillcrest** – Tentative Map for the creation of 10 residential condominium units within two structures totaling 25,970 sq. ft. that is currently under construction. The 0.32-acre site is located at 3642 Seventh Avenue, within the RM-3-9 zone.

Applicant was represented by Maggie Roland. No public comment. Roy Dahl explained that he disagreed with the City's policy of allowing projects to obtain construction permits and be built prior to obtaining their tentative map, so he would be voted against the project on that basis.

Motion to approve by Wahlstrom, seconded by Thorsen approved by a 13-1-1; voting in favor Bonner, Tablang, Pesqueira, Wahlstrom, Daniel, Rosas, Newington, Hook, Hayes, Brennan, Gahagan, Mullaney Nakhshab; voting against Dahl, non-voting chair abstaining.

VI. Information Items:

1. **850 FIFTH AVENUE ("CVS PHARMACY TYPE 21 ABC LICENSE") – ABC Permit -- Bankers Hill/Park West** – Informational presentation regarding an application by CVS Pharmacy to obtain a Type 21 California Alcohol Beverage Control license (beer & wine sales) at a new CVS Pharmacy that will be placed within a remodeled building at 1850 Fifth Avenue in the CC-3-4 zone, one block south of Fir Street.

Steve Laub spoke on behalf of the applicant, CVS Pharmacy. A new CVS pharmacy will be located at 850 Fifth Avenue; it is a remodel of an existing structure and will not be subject to discretionary review. The applicant is seeking a Type 21 ABC license, which will include the sale of beer, wine and distilled spirits. Because of the number of existing alcohol outlets in the area the new CVS will be located, the applicant will need to get a conditional use permit



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

Ownership Disclosure Statement

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

Project Title

3642-54 7th Avenue Tentative Map

Project No. For City Use Only

548373

Project Address:

3642-54 7th Avenue, San Diego, CA 92103

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: 3642-54 7th Avenue	Project No. (For City Use Only) .
---	---

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? CA 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): Uptown Partners 1 LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 17828 Villamoura Drive City/State/Zip: Poway, CA 92064 Phone No: _____ Fax No: _____ (760)802-4888 Name of Corporate Officer/Partner (type or print): Greg I. a Marca Title (type or print): Manager Signature :  Date: <u>12/13/16</u>	Corporate/Partnership Name (type or print): Uptown Partners 1 LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 17828 Villamoura Drive City/State/Zip: Poway, CA 92064 Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Danny DiArceolo Title (type or print): Manager Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____