



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 10, 2013

REPORT NO. HO 13-032

ATTENTION: Hearing Officer

SUBJECT: KEATING TENTATIVE MAP
PROJECT NUMBER: 293287

LOCATION: 3805 and 3807 Keating Street

APPLICANT: Beth Reiter, Von Reiter Group

OWNER: Nice Living, LLC

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Parcel Map to allow the creation of two (2) residential condominium units (under construction)?

Staff Recommendation – APPROVE Tentative Parcel Map No. 1087617.

Community Planning Group Recommendation – The Uptown Planners is scheduled to provide a recommendation regarding this project at their April 2, 2013, meeting.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 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 February 22, 2013, and the opportunity to appeal that determination ended March 20, 2013.

BACKGROUND

The 0.219-acre site is located on the southeast side of Keating Street, between Neale and Tupper Streets, at 3805 and 3807 Keating Street, in the MR-3000 Zone of the Mid-City Communities Planned District, FAA Part 77 Notification Area, within the Uptown Community Plan (Attachment 3). Building Permit No. 794157 has been issued for two apartment units on this site, which are currently under construction.

DISCUSSION

The applicant is requesting a Tentative Parcel Map for the subdivision of the 0.219-acre site, with two residential units currently under construction, to create two residential condominium units. The proposed project will turn these residential units from apartments into condominiums and is purely a mapping action.

An Affordable Housing Fee of \$10,821.54 was paid at the time of the issuance of the building permit, therefore the project is in compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and no additional Inclusionary Housing Fees are required.

The utilities serving the property have already been undergrounded, and there is no waiver requested with this action.

Community Planning Group: The Uptown Planners is scheduled to provide a recommendation regarding this project at their April 2, 2013, meeting. The project had been previously scheduled, but was continued or delayed for a variety of reasons. A recommendation is anticipated at the April 2, 2013, meeting, which will be provided to the Hearing Officer at the public hearing since it will not be available in time for printing in this report.

CONCLUSION:

The proposed project conforms with the regulations within the Land Development Code, and therefore staff recommends the Hearing Officer approve the requested Tentative Parcel Map No. 1087617.

ALTERNATIVES

1. Approve Tentative Parcel Map No. 1087617, with modifications.
2. Deny Tentative Parcel Map No. 1087617, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution
6. Draft Map Conditions
7. Notice of Right to Appeal Environmental Determination
8. Map Exhibit-Tentative Parcel Map (Hearing Officer only)
9. Ownership Disclosure Statement

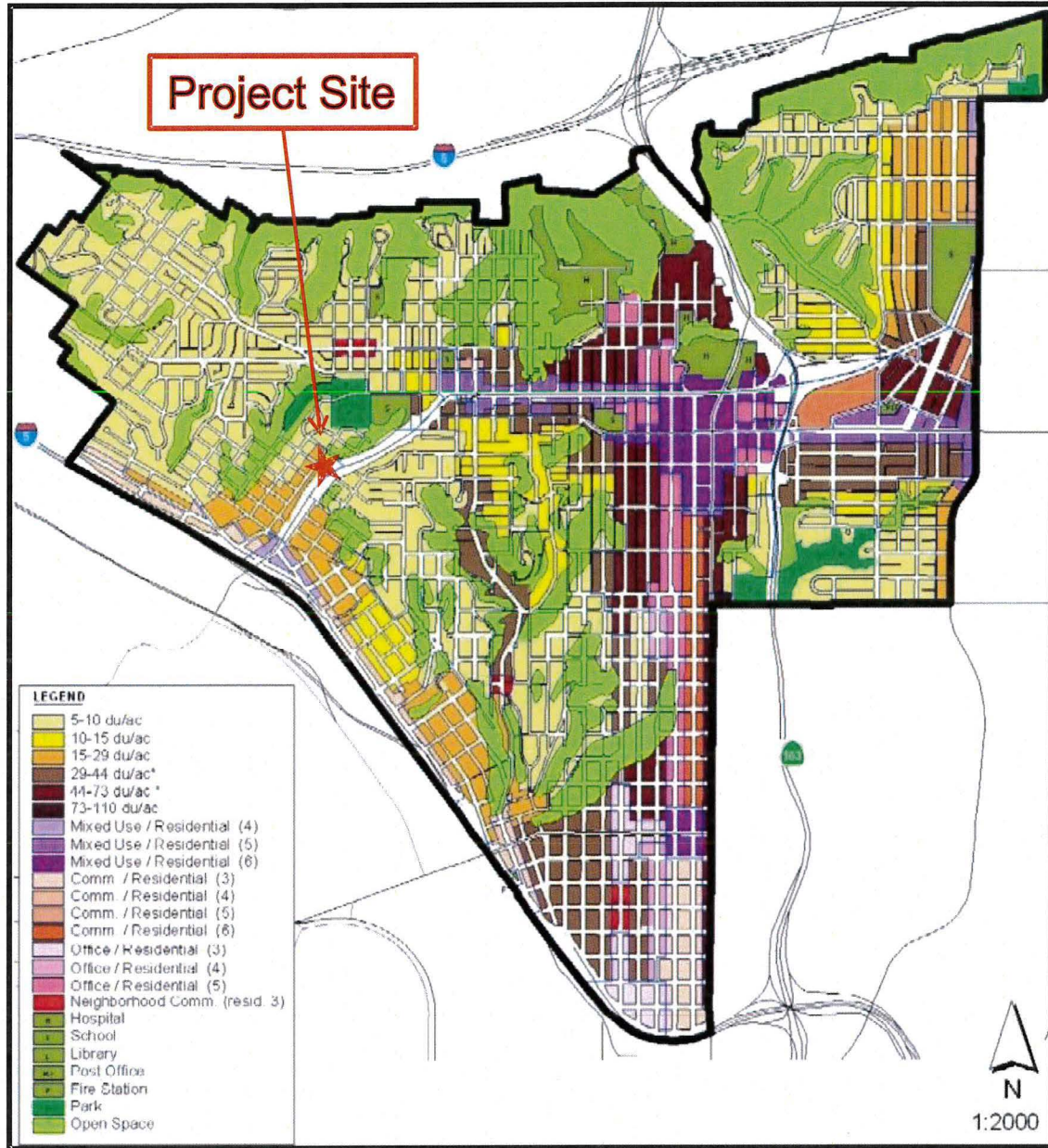


Aerial Photo

KEATING TENTATIVE MAP - PROJECT NO. 293287

3805 AND 3807 KEATING STREET



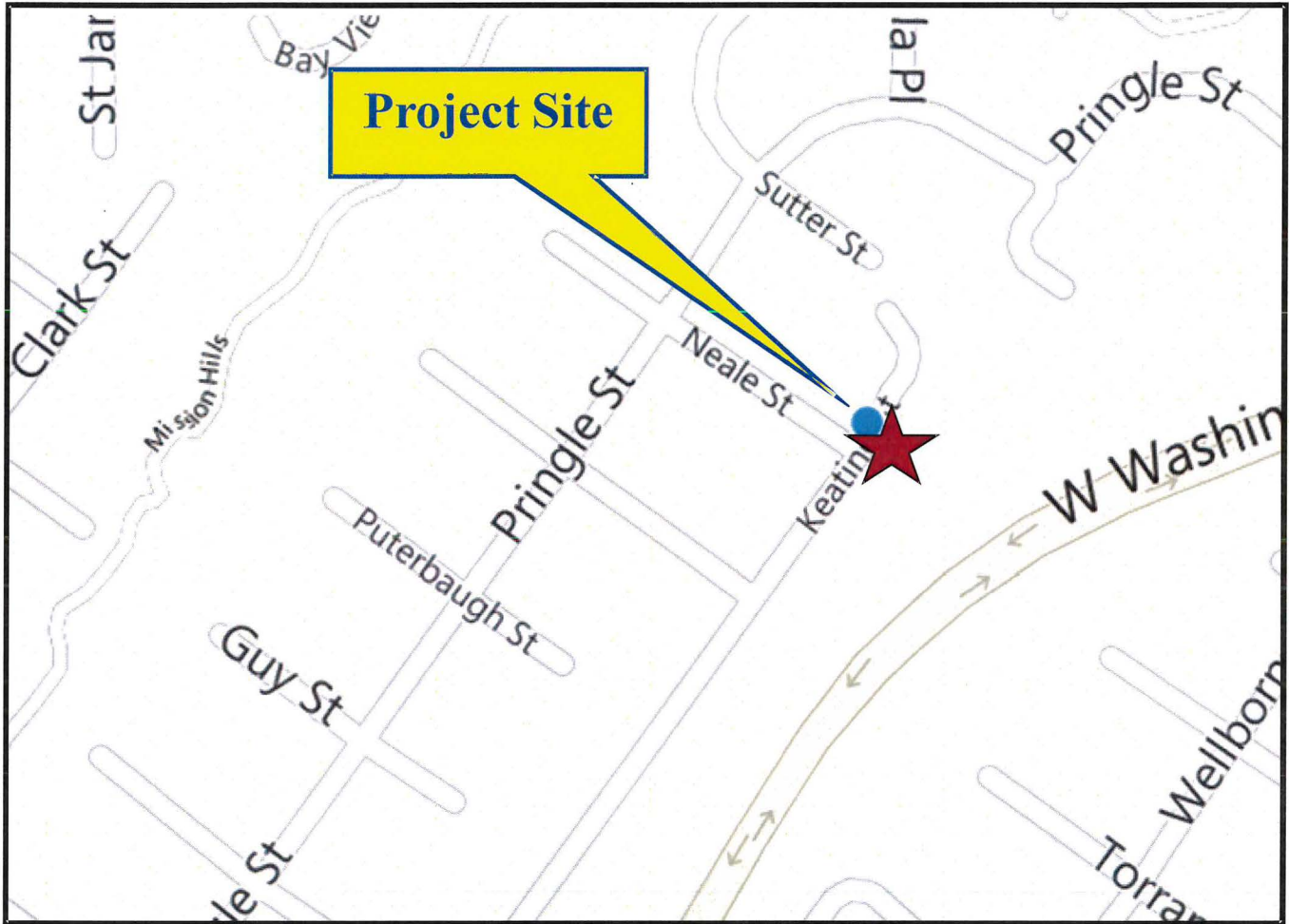


Community Land Use Map - Uptown

KEATING TENTATIVE MAP - PROJECT NO. 293287

3805 AND 3807 KEATING STREET





Project Location Map

KEATING TENTATIVE MAP – PROJECT NO. 293287

3805 AND 3807 KEATING STREET



PROJECT DATA SHEET FOR CONDOMINIUMS

PROJECT NAME:	Keating Tentative Map	
PROJECT DESCRIPTION:	Creation of two (2) residential condominium units (under construction)	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Tentative Parcel Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-high density 10-15 dwelling units per acre.	
<u>CURRENT ZONING INFORMATION:</u>	<u>CONSTRUCTED:</u>	
ZONE: MR-3000: A multi-unit residential zone in the Mid-City Communities Planned District	MR-3000	
DENSITY: 1 dwelling unit per 3,000 sq.ft. of lot area	2 units	
HEIGHT LIMIT: 30'	As constructed (no deviations)	
LOT SIZE: 6,000 square-foot minimum lot size.	9,500 square feet	
FLOOR AREA RATIO: 0.40 maximum.	As constructed (no deviations)	
FRONT SETBACK: 10 feet	15 feet	
SIDE SETBACK: 5 feet (10% of lot width)	5 feet	
STREETSIDE SETBACK: 8 feet.	N/A	
REAR SETBACK: 4 feet if alley; 15 if no alley	23 feet	
PARKING: 4 spaces	4 spaces	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTHWEST:	Multi-Family Residential; MR-1500	Multi-Family
SOUTHEAST:	Single-Family Residential; SF	Washington Street
NORTHEAST:	Multi-Family Residential; MR-3000	Vacant
SOUTHWEST:	Multi-Family Residential; MR-1500	Multi-Family
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Planners is scheduled to provide a recommendation regarding this project at their April 2, 2013, meeting.	

HEARING OFFICER
RESOLUTION NUMBER R-_____

TENTATIVE PARCEL MAP NO. 1087617
KEATING TENTATIVE MAP - **PROJECT NO. 293287**

WHEREAS, NICE LIVING, LLC, Subdivider, and VON REITER GROUP, ENGINEER, submitted an application to the City of San Diego for a Tentative Parcel Map (Tentative Map No. 1087617) for the subdivision of a site into two parcels for a two-unit residential development (under construction). The project site is located on the southeast side of Keating Street, between Neale and Tupper Streets, at 3805 and 3807 Keating Street, in the MR-3000 Zone of the Mid-City Communities Planned District, FAA Part 77 Notification Area, within the Uptown Community Plan. The property is legally described as the southwesterly half of Lots 1 through 5, inclusive, Block 29, Middletown Addition; and

WHEREAS, the Map proposes the Subdivision of a 0.219-acre site into two parcels for a two-unit residential development (under construction); and

WHEREAS, on February 22, 2013, 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, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two (2); and

WHEREAS, on April 10, 2013, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. 1087617, and pursuant to San Diego Municipal Code section(s) 125.0440 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 Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. 1087617:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

On January 24, 2012, the Development Services Department approved Building Permit No. 794157 for the construction of two residential units, which have not yet received a Certificate of Occupancy. The project conforms to the development regulations of the MR-3000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. The Uptown Community Plan designates this site for medium-high residential use at a density of 10-15 dwelling units per acre, which is consistent with this development. The project does not include deviations from the regulations; therefore, the proposed subdivision and its design or improvements 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.

On January 24, 2012, the Development Services Department approved Building Permit No. 794157 for the construction of two residential units, which have not yet received a Certificate of Occupancy. The project conforms to the development regulations of the MR-3000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. The project does not include deviations from the

regulations; therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the Land Development Code.

3. The site is 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)).

The project site is located in the MR-3000 Zone of the Mid-City Communities Planned District, within the Uptown Community Plan. The zoning designation allows multi-family residential development at a density of one unit per 3,000 square feet of lot area. The Uptown Community Plan designates the project site for medium-high residential use at a density of 10-15 dwelling units per acre. The 0.219-acre site could accommodate up to 3 units based on the underlying zone and from 2 to 3 units based on the community plan. Therefore, the site is physically suitable for the type and density of development.

4. 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The City of San Diego, as Lead Agency, through the Development Services Department, conducted an environmental review of this site in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The project meets the criteria set forth in CEQA Section 15332. As such, the Tentative Parcel Map to create two residential condominium units (under-construction) on a 0.219-acre site is consistent with the existing land use designation (multi-family residential), 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 site does not contain and is not adjacent to the MHPA, environmentally sensitive lands or other areas that would support fish or wildlife, since there is no habitat present. Therefore the proposed subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

On January 24, 2012, the Development Services Department approved Building Permit No. 794157 for the construction of two residential units, which have not yet received a Certificate of Occupancy. The approval for this project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this subdivision and improvements. Such conditions have been determined by the decisionmaker as necessary to avoid adverse impacts upon the public health, safety and welfare. Further, the applicant is required to abide by all relevant Federal, State and Local regulations, including building regulations. Therefore, the design of the subdivision

and the type of improvements 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project is located at 3805 and 3807 Keating Street, on the southeast side of Keating Street at Neale Street. The site does not contain any easements acquired by the public at large for access through or use of property within the proposed subdivision. Therefore, the design of the subdivision and 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.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The design of the subdivision conforms to the development regulations of the MR-3000 Zone of the Mid-City Communities Planned District and the Uptown Community Plan.

The proposed subdivision of a 0.219-acre parcel into two parcels for residential development 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 preserving environmentally sensitive lands. The independent design of the proposed subdivision gives 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. The project is not requesting any deviations from the regulations, and therefore conforms with regulations regarding future passive or natural heating and cooling opportunities. The project has been designed and conditioned to conform with all underlying San Diego Municipal Code and applicable building code regulations.

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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project site is located in the MR-3000 Zone of the Mid-City Communities Planned District, within the Uptown Community Plan. The zoning designation allows multi-family residential development at a density of one unit per 3,000 square feet of lot area. The Uptown Community Plan designates the project site for medium-high residential use at a density of 10-15 dwelling units per acre. The 0.219-acre site could accommodate up to 3 units based on the underlying zone and from 2 to 3 units based on the community plan. The project was determined to be categorically exempt from CEQA pursuant to

Section 15332(In-Fill Development Projects). On January 24, 2012, the Development Services Department approved Building Permit No. 794157 for the construction of two residential units, which have not yet received a Certificate of Occupancy. An Affordable Housing Fee of \$10,821.54 was paid at the time of the issuance of the building permit, therefore the project is in compliance with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and no additional Inclusionary Housing Fees are required. The project is currently under construction and would not be subject to the tenant relocation assistance regulations. Therefore, the decisionmaker 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 based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Parcel Map No. 1087617, is hereby granted to NICE LIVING, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By

Michelle Sokolowski
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Parcel Map Conditions

Internal Order No. 24003189

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1087617
KEATING TENTATIVE MAP - **PROJECT NO. 293287**

ADOPTED BY RESOLUTION NO. _____ ON APRIL 10, 2013

DRAFT

GENERAL

1. This Tentative Parcel Map will expire April 24, 2016.
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 Parcel Map, unless otherwise noted.
3. A Parcel Map shall be recorded in the office of the County Recorder to merge and resubdivide all lots for the creation of the new Parcel as shown on Tentative Parcel Map Exhibit No. 1087617.
4. Prior to the recordation of the Tentative Parcel 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.

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TPM No. 1087617

ENGINEERING

6. The Subdivider shall construct the required Public Improvements, as shown on City drawing 36246-D per approved Right-of-Way Permit No. 794093, which including new curbs, gutters, sidewalks and driveway.
7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. 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.
9. 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 Parcel 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.

MAPPING

10. "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].
11. "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."
12. The Parcel 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.

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 TPM No. 1087617

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. 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 & SEWER

13. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
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 condominium unit or lot.

INFORMATION:

- The approval of this Tentative Parcel Map by the Hearing Officer 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 Parcel 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 Parcel Map, may protest the imposition within ninety days of the approval of this Tentative Parcel Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

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- 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. 24003189

REF

Project No. 293287
TPM No. 1087617



THE CITY OF SAN DIEGO

Date of Notice: March 6, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003189

PROJECT NAME/NUMBER: Keating Tentative Map/293287

COMMUNITY PLAN AREA: Uptown

COUNCIL DISTRICT: 3

LOCATION: 3805-07 Keating Street, San Diego, California 92110

PROJECT DESCRIPTION: The project proposes a Tentative Map to create two residential condominium units (under-construction) on a 0.22-acre site at 3805-07 Keating St in the Uptown Community Plan Area. The site is subject to the MR-3000 Zone of the Mid-City Communities Planned District Site and FAA Part 77 Noticing

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15332-(In-Fill Development Projects)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that 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. The Project, a tentative map to create two residential condominium units (under-construction) on a 0.22-acre site is consistent with the existing land use designation (multifamily residential), 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 do not apply.

DEVELOPMENT PROJECT MANAGER:

MAILING ADDRESS:

PHONE NUMBER:

Michelle Sokolowski

1222 First Avenue, MS 501

San Diego, CA 92101

(619) 446-5278

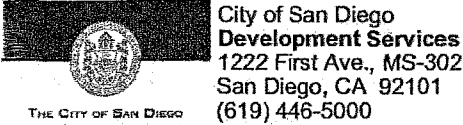
On February 22, 2013, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

MAP EXHIBIT

As attachment to Hearing Officer
Package Only



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 **Project No. For City Use Only**
 1004 KEATING STREET MAP WAIVER

Project Address:
 1004 KEATING STREET

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:
1004 KEATING STREET MAP WAIVER

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? _____ 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):
NICE LIVING, LLC
 Owner Tenant/Lessee
 Street Address:
7844 HERSCHEL AVENUE
 City/State/Zip:
LA JOLLA, CA 92037
 Phone No: 858-456-6300 Fax No: 858-456-6314
 Name of Corporate Officer/Partner (type or print):
BENJAMIN VILENSKI
 Title (type or print):
MANAGER
 Signature:  Date: 08/10/2012

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: _____