



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

General Application

FORM
DS-3032
JANUARY 2019

Part I (Must be completed for all permits/approvals)

1. Approval Type: Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes Electrical/Plumbing/Mechanical Sign Building Grading Public Right-of-Way Public Right-of-Way Small Cell Wireless Facility Subdivision Demolition/Removal Development Approval Vesting Tentative Map Tentative Map Map Waiver Other

2. Project Address/Location: Include Building or Suite No. **Project Title:** **Project No.:** For City Use Only
N. WEST CORNER MISSION CENTER RD #885 MISSION CENTER ROAD

Legal Description: (Lot, Block, Subdivision Name & Map Number) **Assessor's Parcel Number:**
PARCEL A & B OF MAP 750 617-320-04,05

Existing Use: House/Duplex/Townhouse Condominium/Apartment Commercial/Non-Residential Vacant Land
Proposed Use: House/Duplex/Townhouse Condominium/Apartment Commercial/Non-Residential Vacant Land

Project Description: 1. REZONE OR-1-1, R1-10,000 TO RM 1-1 (3,000^{sq}/UNIT)
2. ALLOW STREET CLOSURE - RALEIGH AVE. AND ALLEY

3. Property Owner Name: **Telephone:**
CLIFFORD W. LAMONTE - MANAGING PARTNER MISSION CENTER RD ASSOC. (619) 462-9861

Address: **City:** **State:** **Zip Code:** **E-mail Address:**
1379 CORONA VISTA BONITA, CA 91902 CLAMONTE@FLASH.NET

4. Permit Holder - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

Name: **Telephone:**
N/A

Address: **City:** **State:** **Zip Code:** **E-mail Address:**

5. Licensed Design Professional (if required); (check one) Architect Engineer **License No.:** _____

Name: **Telephone:**
ROY JOHNSON - ARCHITECT

Address: **City:** **State:** **Zip Code:** **E-mail Address:**
7830 LAMESA BLVD. LAMESA, CA. 91942

6. Historical Resource Information (not required for roof mounted Electric-Photovoltaic Permits and deferred fire approvals)

- a. Does the project contain a designated historic resource or is it located within a designated historic district? No Yes
b. List the year constructed for all structures on the project site: _____. If the project site contains any structure 45 years old or older, supplemental submittal requirements may be required. See information Bulletin 580, Potential Historical Resource Review, for additional information.

7. Active Code Enforcement Case - Is there an active code enforcement violation case on this site? No Yes
If yes: Is this application related to the code violation? No Yes Will this application resolve the code violation? No Yes

8. Applicant Name: Check one Property Owner Authorized Agent of Property Owner Other Person per M.C. Section 112.0102

CLIFFORD W. LAMONTE **Telephone:** 619-462-9861
Address: **City:** **State:** **Zip Code:** **E-mail Address:**
1379 CORONA VISTA, BONITA CA. 91902 CLAMONTE@FLASH.NET

Applicant's Signature: I certify that I have read this application and state the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 12.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

Signature: *Clifford W. La Monte* **Date:** 8/7/19



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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: MISSION CENTER ROAD **Project No. For City Use Only:** _____
Project Address: N. WEST CORNER MISSION CENTER RD AND BOS
SAN DIEGO, CA

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: CLIFFORD W. CLAMONTE / MISSION CENTER ROAD ASSOC. Owner Tenant/Lessee Successor Agency
Street Address: 1379 CORONA VISTA
City: BONITA State: CA Zip: 91902
Phone No.: 619-462-9866 Fax No.: _____ Email: CLAMONTE@PLAS.NET
Signature: Clifford W. Clamonte Date: 8/8/19
Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No



City of San Diego
 Development Services
 Attn: Deposit Accounts
 1222 First Ave., MS-401
 San Diego, CA 92101
 (619) 446-5000

Deposit Account/Financially Responsible Party

FORM
DS-3242
 AUGUST 2014

Project Address/Location: N.W. CORNER MISSION CENTER ROAD # 605, SAN DIEGO Project No.: FOR CITY USE ONLY 644685 Internal Order No.: FOR CITY USE ONLY

Approval Type: Check appropriate box for type of approval requested:

Grading
 Public Right-of-Way
 Subdivision
 Neighborhood Use
 Coastal
 Neighborhood Development
 Site Development
 Planned Development
 Conditional Use
 Variance
 Vesting Tentative Map
 Tentative Map
 Map Waiver
 Other: RE-ZONE

Is the project subject to a Reimbursement Agreement?
 No
 Yes
 If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.:

Deposit Trust Fund Account Information: A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: CLIFFORD LAMONTE Address: 1379 CORONA VISTA E-mail: CLAMONTE@FLASH.NET
 City: BONITA State: CA Zip Code: 91902 Telephone: 619-462-9861 Fax No.:

Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

This is a continuation of existing Project No.: 613912 Internal Order No.: 24007974

NOTE: Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may **not** be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly,
 Print Name: CLIFFORD W. LAMONTE Title: Managing Partner, MISSION CENTER ROAD ASSOC.
 Signature*: Clifford W. Lamonte Date: 8/8/19

*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).

FOR CITY USE ONLY

Project Title: Mission Center Rezone Init. Date Requested: 8/8/2019
 Keep existing Project No.: _____ as lead or Use new Project No.: 644685 as lead

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____ Completed
 Inactive
 Withdrawn
 Collections
 Print Name: _____ Signature: _____

RECORDING REQUESTED BY

34

TITLE INSURANCE AND TRUST

AND WHEN RECORDED MAIL TO

Name: Mission Center Road
Street: c/o Clifford W. La Monte
Address: Richard Collins
City & State: 444 Camino Del Rio S.
San Diego, CA 92108

MAIL TAX STATEMENTS TO
Name: SAME AS ABOVE
Street: Address:
City & State:

82-000020

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA.

1982 JAN 4 AM 8:00

VERA L. LYLE
COUNTY RECORDER

RF 3
M 1
JAN 3 1982
UF

1087387-09

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

TO 1923 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N. 677-320-04.05

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 38.50
TRANSFER TAX PAID
SAN DIEGO COUNTY RECORDER
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (X) City of San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BORIS G. IVANOV, an unmarried man and GEORGE EDWARD IVANOV,
a single man
hereby GRANT(S) to MISSION CENTER ROAD ASSOCIATES, LTD., a Limited
Partnership

the following described real property in the City of San Diego
County of San Diego, State of California:
Parcel "A" and "B" of Parcel Map No. 750, in the City of San Diego,
County of San Diego, State of California, according to Map thereof
filed in the Office of County Recorder of San Diego County, March 8,
1972, being a division of Lots 13 through 22, and Portions of Lots 23,
Lots 2 through 12 and Lots 31 through 41, in Block 16 according to Map
thereof No. 669, filed in the Office of County Recorder of San Diego
County, May 23, 1891.

Dated Dec. 4, 1981
Boris G. Ivanov
Boris G. Ivanov

STATE OF CALIFORNIA } ss.
COUNTY OF }
On December 4, 1981 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Boris G. Ivanov and George Edward
Ivanov

known to me
to be the person whose name subscribed to the within
Instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

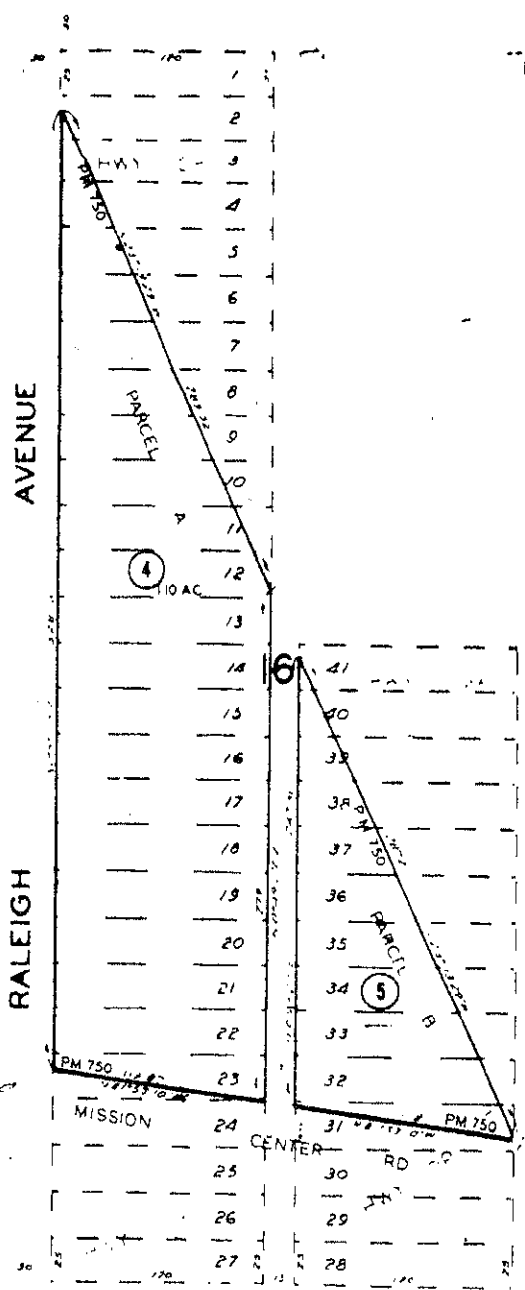
Signature Ruth E. Sears



Title Order No. Escrow or Loan No. D-1089387

MAIL TAX STATEMENTS AS DIRECTED ABOVE

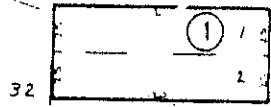
OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER



INTERSTATE
805

428
57

433
1



33

MAP 669 - CABLE ROAD ADDITION

July 31, 2019

Job No. 05-4662

CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 First Ave.
San Diego, CA. 92123

SUBJECT: Letter of Request for a Rezone and Street Closure
Northwest Corner of Mission Center Drive and Hiway 805
A.P.N. 677-320-04,05
Parcel A and Parcel B
San Diego, Ca.

Dear Sirs:

This is a letter of Request for a Rezone of my property and Street Closures. Currently the property is split zoned. The Northerly approximately half is zoned RS-1-4 while the southerly portion is zoned OR-1-1. Prior to the current Zoning the site was zoned R1-5000. The R1-5000 zone is no longer available. The current zone of the southerly portion of the property along the street frontage for the property of OR-1-1. Due to the topography along Mission Center Road OR-1-1 zone is so restrictive that the only access to my property from Mission Center Road is essentially impossible to grade a driveway. I propose to remove the split zone on the property and rezone Parcel A and Parcel B to the most restrictive RM zone which would be RM-3000. Two Preliminary Reviews of the property by the city of San Diego were performed in 2005 and 2018. The 2005 Preliminary Review said the findings for the approval of requested street closure could be found and supported while the 2018 Preliminary Review only laid out the finding required for closure of a street. The west property line is an original Pueblo Lot line and Raleigh Street and the alley within the boundary of this property. Exhibits showing Past, Present and Proposed Zones, Parcel Maps and Public Notice Exhibits are included along with a Conceptual Plan of possible development showing a five foot sidewalk along Mission Center Road.

The conceptual site plan submitted for this Letter of Request of Re-Zone and Street Closure is intended to demonstrate how a site which has previously been graded to lower the site up to as much as 30 feet during the construction of the adjacent 805 Freeway, with the existing man-made steep slopes along the south and most of the west sides can be developed to provide city of San Diego fees for permits, inspections and increased property taxes plus much needed housing in the city of San Diego. A Biologic Resources Report was provided to aid in evaluating the site by Vincent N. Scheidt, Biological Consultant. A CPA will be applied for and processed in the near future and pending the outcome of the CPA a new site plan with specific details and will be processed to be in compliance with cycle issues from Planning, LDR Environmental, Landscaping, Engineering, Transportation, Long Range Planning, Park and Rec, Water and Sewer, Fire Plan Review and MSCP and MHPA can be properly addresses to the satisfaction of the reviewer.

A Drainage study for the sight will not be done until a specific site plan is submitted pending the decision of the request for zone change. There is an existing storm drain curb inlet near the southwest corner of the property.

Water and Sewer availability were discussed in the 2005 and 2018 preliminary reviews by the city of San Diego and are available approximately 650 feet west of the property.

Traffic was discussed in the 2005 and 2018 preliminary reviews and no substantial impact was noted From the conceptual development plan for 14 to 16 units.

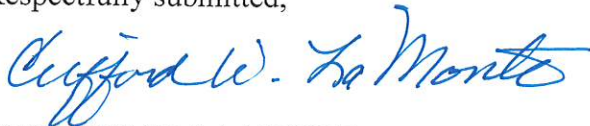
The property site being next to the 805 highway the conceptual plan would lower the site a minimum of 8 to 10 feet creating a "noise attenuation" barrier created by the property on the adjacent state highway to the east eliminating the need for a noise study.

The MSCP boundary on the property does not have a physical or biological apparent delineation across the existing graded pad. As owner of the site when the MSCP was proposed, I was told by city personnel that this site would not have the MSCP because only major canyons were to be included. To my surprise this site was included. To protect sensitive species and provide a buffer zone I would like to proposed shifting the MSCP boundary line to the west property line and installing a fence along the property line to the northern portion of the site and then across the site to the Cal Trans fence to protect the existing undisturbed chamise chaparral which extend into the canyon to the west to protect and maintain continuity of the natural chamise chaparral community into the canyon.

An updated Biological study of the site by Vincent N. Scheidt, Biological Consultant is included with this submittal.

Due to the previous mass grading of the site it is doubtful and archeological survey nor a Tribal Consultation would be required. The Stadium Conglomerate formation of the site is not known for Paleontological resources.

Respectfully submitted,



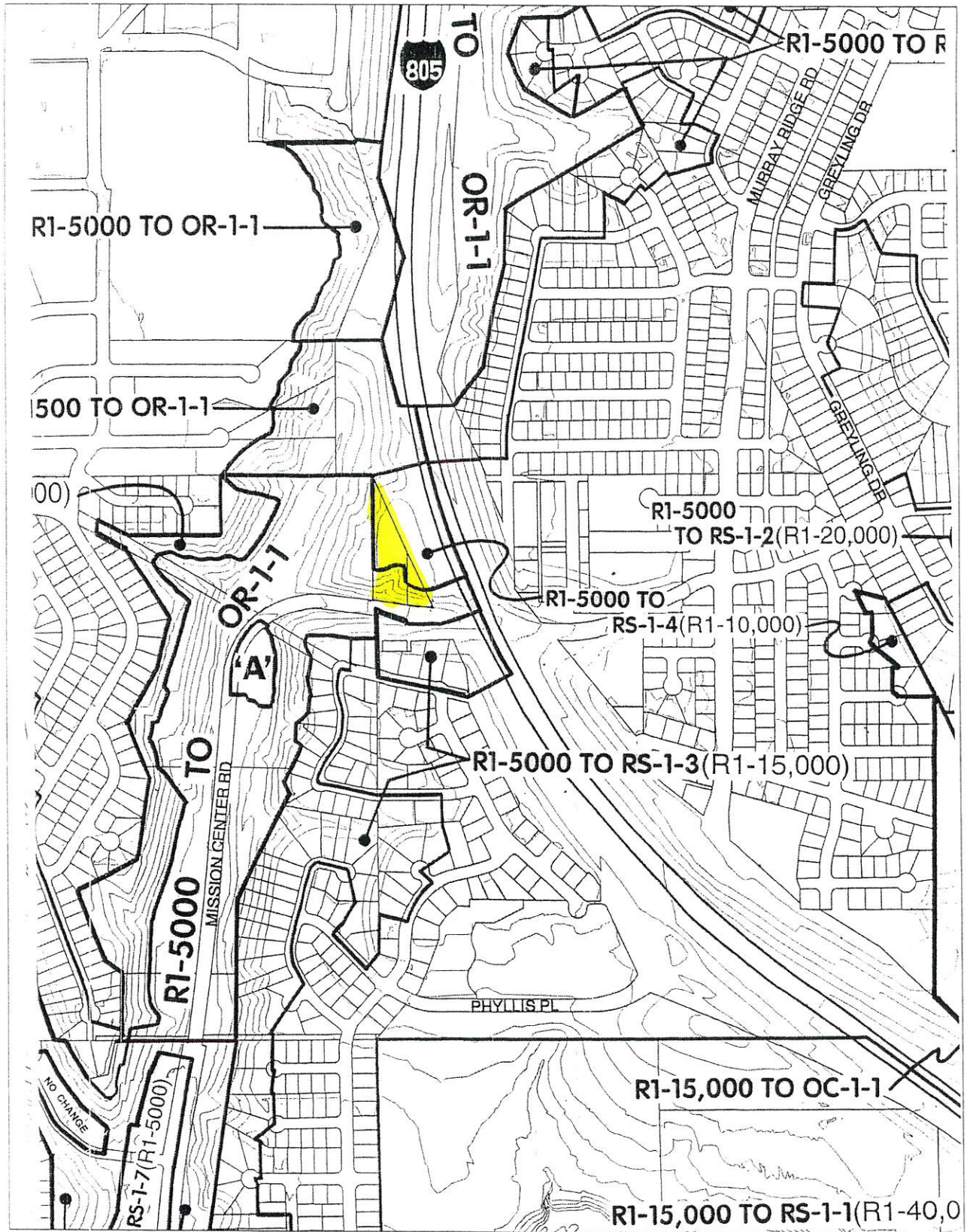
CLIFFORD W. LA MONTE,
For Mission Center Road Associates

V

CONCEPTUAL DEVELOPMENT OF THE SITE

A.P.N. 677-320-04, 05

Reference
materials



C.W. LA MONTE COMPANY, INC.
Soil and Foundation Engineers

Project: *Mission Center Road Propert
Zone Changes 2001*

Job No. 18 6974

Figure No. 3 B

Current Zoning of the Site and Areas Nearby

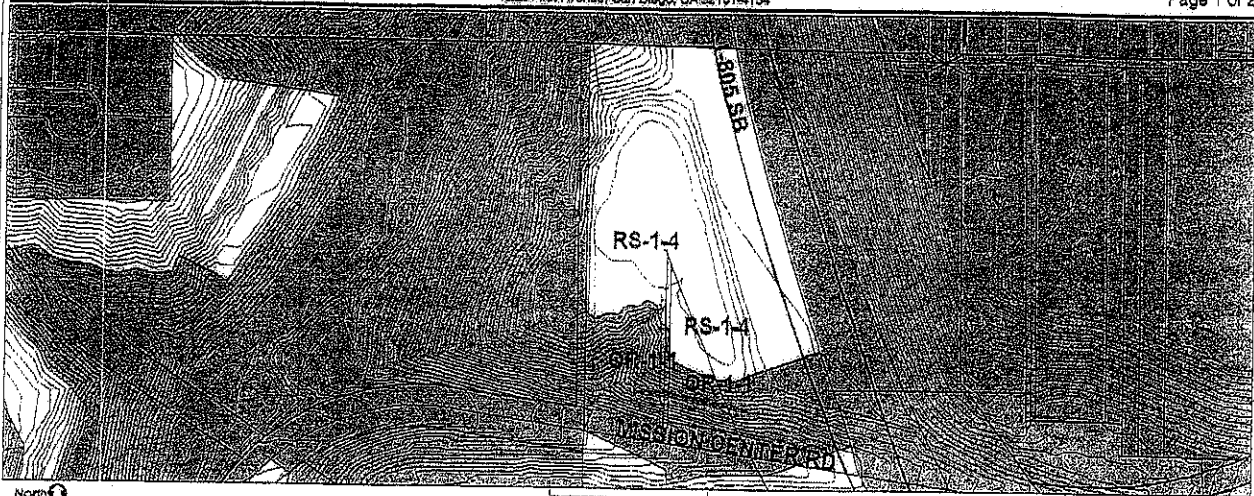
Parcel Information Report

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

3/3/2004 13:54:43

Report Number 101

Page 1 of 2



Map Layers Included in Report

Description	Visible	Transparent	Has intersecting Features
Roads	<input checked="" type="checkbox"/>		No
Freeways	<input checked="" type="checkbox"/>		No
Parcels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes
Elevation Contours (5 foot)	<input checked="" type="checkbox"/>		Yes
Sensitive Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Community Plan	<input type="checkbox"/>	<input type="checkbox"/>	Yes
Zoning Action Index	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes

Every reasonable effort has been made to assure the accuracy of this map. However, neither the SanGIS participants nor San Diego Data Processing Corporation assume any liability arising from its use.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

PROPRIETARY INFORMATION: The use of this information is pursuant to sublicense agreement only. Any resale or relicensing of this information is prohibited, except in accordance with such sublicense agreements.

Intersecting Features

Parcels

APN	Recordation	Owner information	Valuation	Other
07-730-001-00	Record: 000020 Date: 1/4/1982	MISSION CENTER ROAD ASSOCIATES LTD.	Land: \$40,518	Units: 0
	Legal:	1379 CORONA VISTA* BONITA CA	Imp: \$0	Taxable: <input checked="" type="checkbox"/>
Address(es)	PAR A	BONITA CA 91902	Total: \$40,518	Own Occ: <input type="checkbox"/>

Elevation Contours (5 foot)

Elevation
290
300
325
320
315
310
305
270
255
265
285

P2K 02.01.25

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CYJ

C.W. LA MONTE COMPANY, INC.
Soil and Foundation Engineers

Project: *Mission Center Road Property*
Current Zone

Job No. 18 6974

Figure No. 3

Proposed Zoning of the Site

805

TO OR-1-1

OR-1-1

MURRAY RIDGE RD

OR-1-1

R1-5000
TO RS-1-2(R1-2

R1 10,000

TO

R.M.1.1

(3000)

(R1-15,000

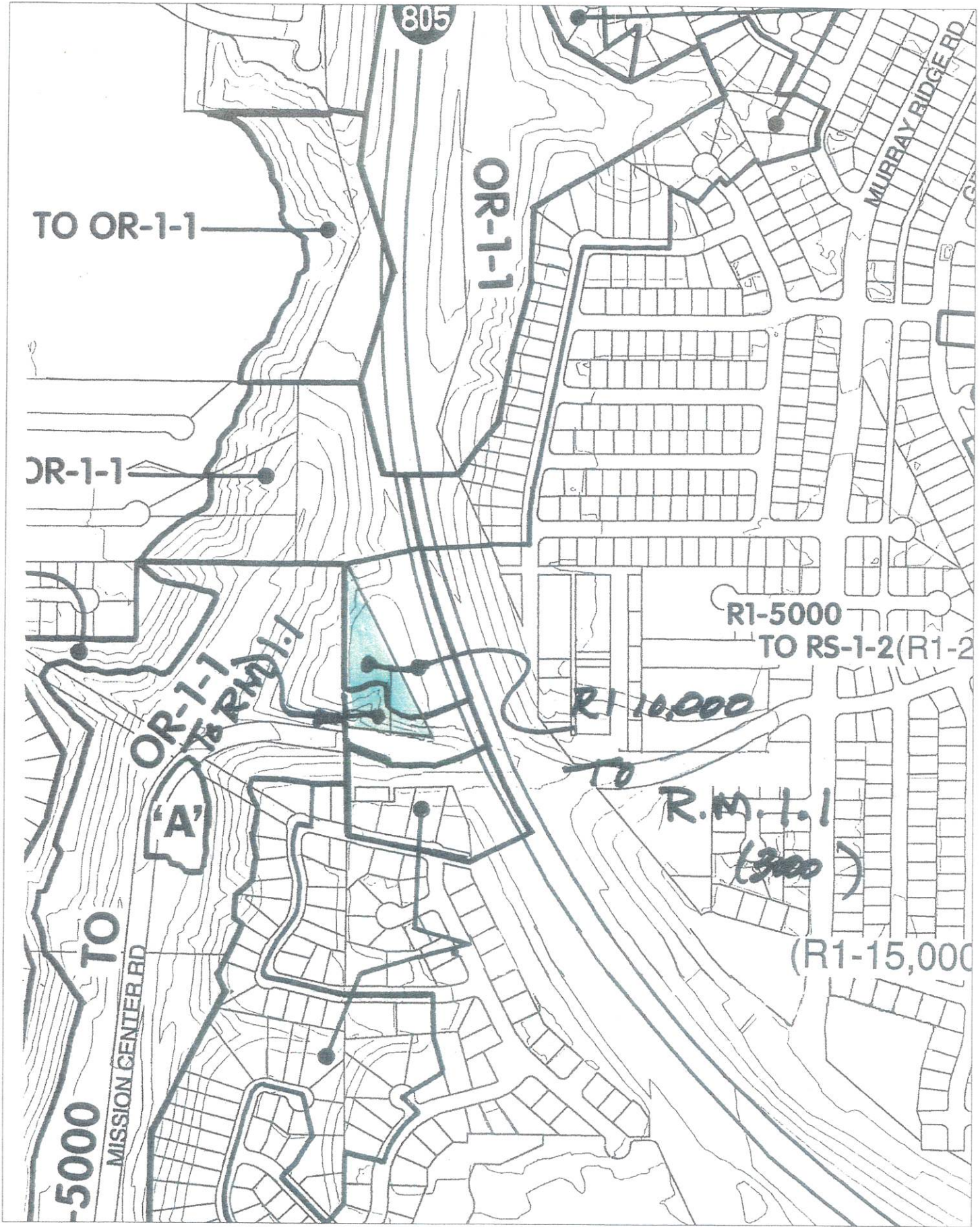
OR-1-1
& R.M.1.1

'A'

TO

MISSION CENTER RD

-5000



Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones			
	1st & 2nd »	RT-			
<i>Architectural projections and encroachments</i> [See Section 131.0461(b)]		applies	applies	applies	applies
<i>Supplemental requirements</i> [See Section 131.0464(c)]		applies	applies	applies	applies

(e) RM Zones

Table 131-04G
Development Regulations of RM Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd »	RM-					
	3rd »	1-	1-	1-	2-	2-	2-
4th »	1	2	3	4	5	6	
Maximum permitted density ^{(1),(2)} (sf per DU)	3,000	2,500	2,000	1,750	1,500	1,250	
Min lot area (sf)	6,000	6,000	6,000	6,000	6,000	6,000	
Min lot dimensions							
Lot width (ft)	50	50	50	50	50	50	
Street frontage (ft) [See Section 131.0442(a)]	50	50	50	50	50	50	
Lot width (corner) (ft)	55	55	55	55	55	55	
Lot depth (ft)	90	90	90	90	90	90	
Setback requirements							
Min Front setback (ft)	15 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾	15 ⁽⁷⁾	15 ⁽⁷⁾	15 ⁽⁷⁾	
Std Front Setback (ft)	20(3)	20(3)	20(3)	20(7)	20(7)	20 ⁽⁷⁾	
Min Side setback (ft)	5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁸⁾	5 ⁽⁸⁾	5 ⁽⁸⁾	
Std Side Setback (ft)	8(4)	8(4)	8(4)	-	-	-	
Min Street side setback(ft)	10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁹⁾	10 ⁽⁹⁾	10 ⁽⁹⁾	
Min Rear setback (ft)	15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾	
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]	applies	applies	applies	applies	applies	applies	
Max structure height (ft)	30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	40 ⁽¹⁸⁾	40 ⁽¹⁸⁾	40 ⁽¹⁸⁾	
Max lot coverage	-	-	-	-	-	-	
Max floor area ratio	0.75	0.90 ⁽¹⁹⁾	1.05 ⁽¹⁹⁾	1.20 ^(19,29)	1.35 ⁽¹⁹⁾	1.50 ⁽¹⁹⁾	
Accessory uses and structures [See Section 131.0448(a)]	applies	applies	applies	applies	applies	applies	

Ch. Art. Div.

13 | 1 | 4 | 26

C.W. LA MONTE COMPANY, INC.
Soil and Foundation Engineers

*Project: Mission Center Road Property
Proposed Zone*

Job No. 18 6974

Figure No. 3 A

SERRA MESA OPEN SPACE ELEMENT UPDATE
Zoning Evaluation & Recommendations [Re: June 11, 1998]

No.	Parcel Name	Total Acres	Existing Zoning (Parcel)	Max Dev/ Existing Zoning	Proposed Zoning (Parcel)	Max Dev/ Proposed Zoning	Notes
1.	Children's Hospital	2.38	R1-5000	21 du	OR-1-1 & ??	10 du	Rezone remaining portion consistent with Hospital Use (CUP).
2.	Juvenile Hall	32.81	R1-5000	286 du	OR-1-1 & RS-1-7	240 du	Recorded easement, Amend SM-CP to delete OS.
3.	Birdland Apartments	9.87	R-1500	287 du	OR-1-1 & RM-2-5	195 du	Recorded easement (3-parcels), Amend SM-CP to add OS.
4.	Morgan	22.54	R1-20000	49 du	OR-1-1	2 du	No direct access.
5.	Navy Housing	25.12	R-3000	365 du	OR-1-1 & RM-1-1	228 du	2 developed parcels.
6.	Cardinal Heights	1.37	R1-5000	12 du	RS-1-7 & RS-1-1	7 du	Subdivided 7-lots (TM), Amend SM-CP to adjust OS.
7.	Cameron Bros - North (2 parcels)	12.94	R1-5000	113 du	OR-1-1 & RS-1-1	5 du	Vacate unimproved street easement.
8.	Cardinal Heights - OS	8.26	R-1-5000	0 du	OC-1-1	0 du	Recorded easement (TM).
9.	Cameron Bros - South (6-parcels)	28.01	R1-5000	244 du	OR-1-1, RS-1-1 & RS-1-4	16 du	Northeastern parcel to be OR-1-1, and RS-1-4 [per slope analysis].
10.	Hye Park - East, OS	4.80	R1-5000	42 du	OC-1-1	0 du	Recorded easement (PRD/TM).
11.	Mission Center Associates	1.42	R1-5000	12 du	OR-1-1 & RS-1-4	4 du	Northern portion of parcel to be RS-1-4 [per slope analysis].
12.	Sandera	0.13	R1-5000	1 du	RS-1-1	1 du	

C.W. LA MONTE COMPANY, INC.
Soil and Foundation Engineers

*Project: Mission Center Road Property
Zone Changes*

Job No. 18 6974

Figure No. 3 C

MISSION CENTER ROAD
 RESIDENTIAL
 San Diego

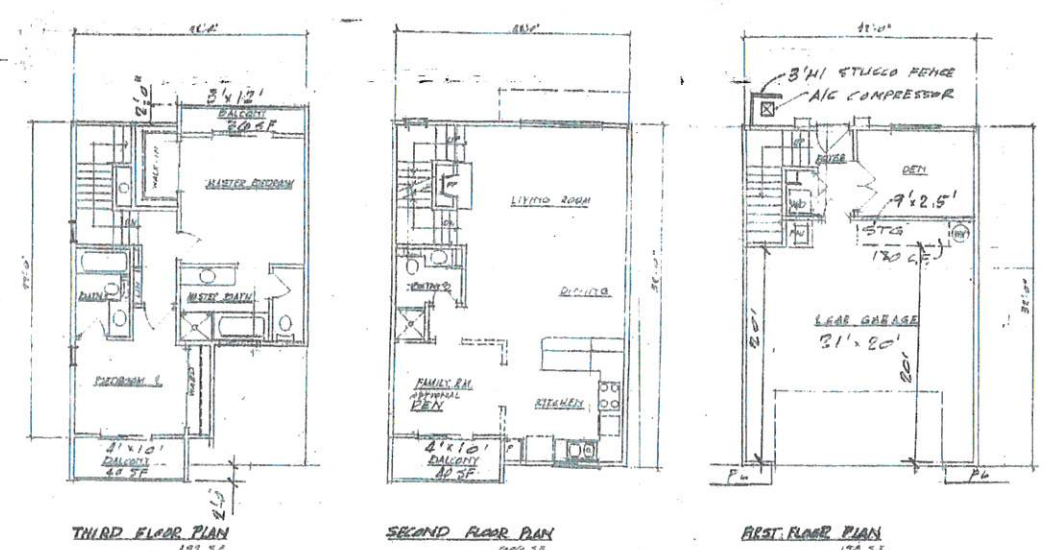
JOB NO. _____
 DATE 11.8.10
 DRAWN BY _____

REVISIONS		
NO.	DATE	DESCRIPTION



SHEET TITLE
CONCEPT PLAN

SHEET NUMBER

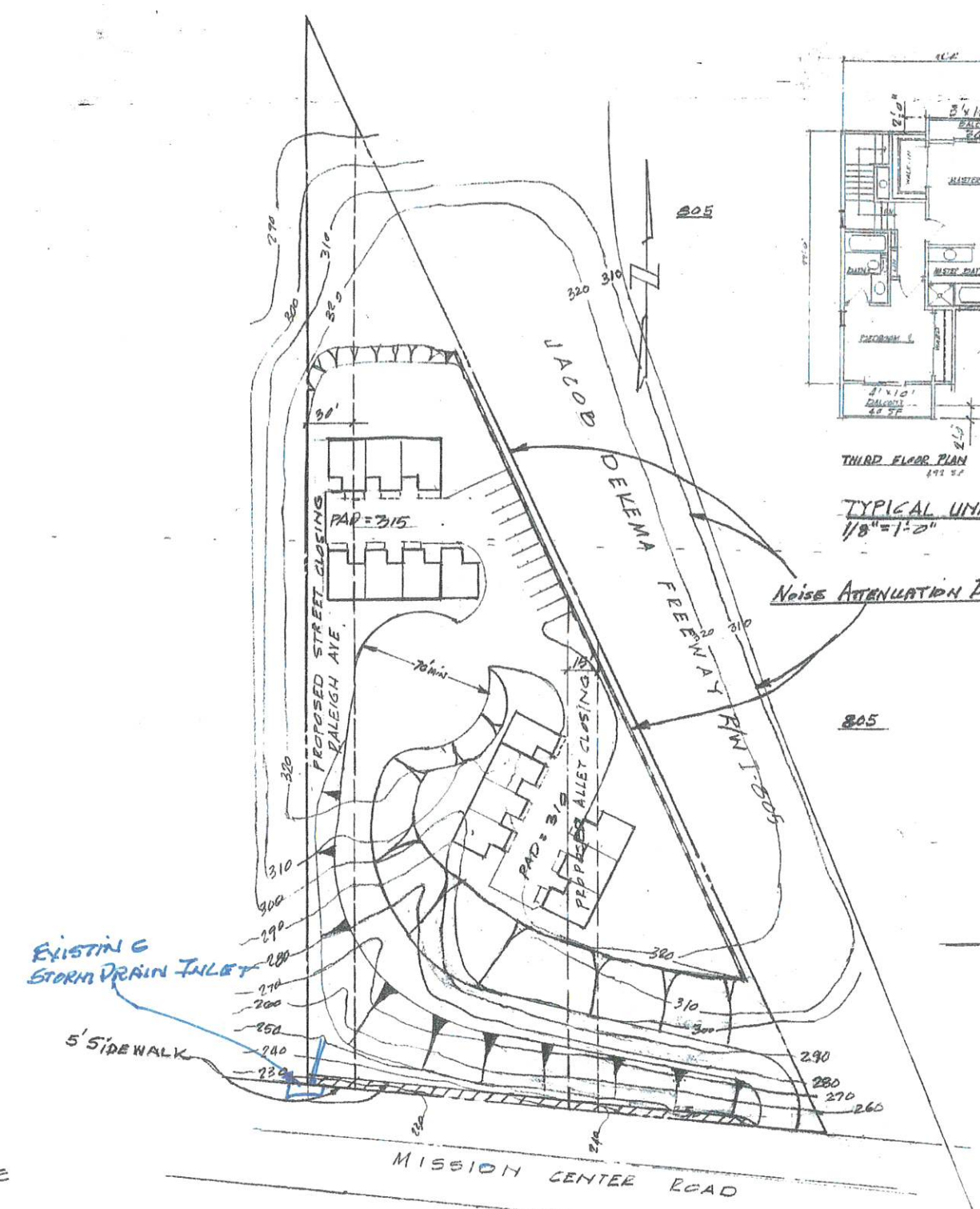


TYPICAL UNIT FLOOR PLANS
 1/8" = 1'-0"

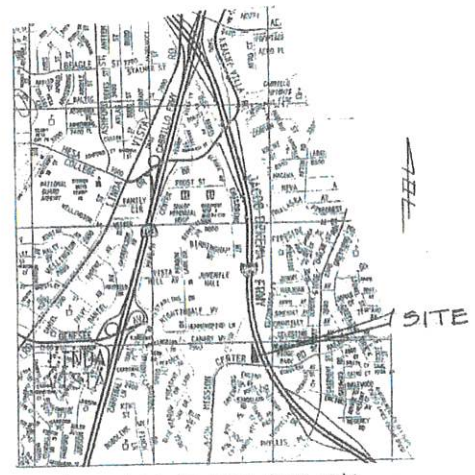
LIVING AREA — 1,296 S.F.
 GARAGE — 496 S.F.



FRONT ELEVATION
 1/8" = 1'-0"



SITE PLAN
 1" = 40'



THOMAS BROS. MAP 2001, PAGE 1249
 VICINITY MAP