
DATE: October 26, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **ZONE AMENDMENT (ZA-4-09) AMENDING SECTION 1050(HH) OF THE OCEANSIDE ZONING ORDINANCE TO PROHIBIT THE CREATION OF 2,500 SQUARE-FOOT LOTS FOR THE DEVELOPMENT OF SINGLE-FAMILY DETACHED HOMES (I.E. ROWHOMES) WITHIN THE RH DISTRICT OF THE SEASIDE NEIGHBORHOOD, AS BOUNDED BY HORNE STREET, WEITZEL STREET, MICHIGAN STREET, FREEMAN STREET AND MISSOURI STREET – APPLICANT: CITY OF OCEANSIDE**

RECOMMENDATION

Staff recommends that the Planning Commission recommend City Council approval of an amendment to Section 1050(HH) of the Oceanside Zoning Ordinance to prohibit the creation of 2,500 square-foot lots for the development of single-family detached homes (i.e. rowhomes) within the RH District of the Seaside Neighborhood, as bounded by South Horne Street, Weitzel Street, Michigan Street, South Freeman Street and Missouri Street. Single-family detached units on 2,500 square-foot lots would continue to be conditionally permitted in all other RH districts within the City, when determined to be consistent with existing and future land use and development.

Staff recommends that the Planning Commission:

- (1) Adopt Planning Commission Resolution No 2009-P45 recommending approval of Zoning Amendment (ZA-4-09) to the City Council with findings of approval attached herein.

BACKGROUND

Comprised of the 300 Block of South Horne Street, South Clementine Street, South Nevada Street, South Ditmar Street and South Freeman Street, the RH District of the Seaside Neighborhood accommodates a variety of housing types, including single-family homes, duplexes and triplexes, and a limited number of apartment buildings with as few as four and as many as 17 rental units. The 300 Block lies between a single-family neighborhood to the south (RS properties) and an area of more urbanized residential development to the north (RHU properties). Featuring broad parkways

between the curb and sidewalk, the streets within the 300 Block display a consistent subdivision pattern of 50' by 100' lots (a few of which have been consolidated to accommodate multi-family development). Rear alleys offer vehicular access, thereby minimizing the number of curb cuts on the street frontage.

Most of the single-family homes in the 300 Block were constructed either in the mid 1920's or in the decade following World War II. Many of these residences exhibit Craftsman bungalow architecture, while others embody Cape Cod, Spanish Colonial Revival and other traditional styles. A number of these vintage houses have been remodeled with second-story additions, most of which are significantly set back from ground-level building lines. Additionally, it is not uncommon to find accessory dwelling units to the rear of these single-family homes, often placed above alley-loaded garages.

Multi-family development in the 300 Block is somewhat eclectic, ranging from courtyard bungalows built in the 1920's to conventional attached units constructed in the 1970's and 1980's. While much of the older multi-family housing exhibits similar massing to that of neighboring single-family homes, more recent multi-family development (e.g. 814 Missouri Street; 330 South Horne Street) tends to be conspicuously larger, with broader footprints and less articulated elevations.

Currently, Section 1050(HH) of the City's Zoning Ordinance allows for the development of detached single-family units on 2,500-square-foot lots in all RM-B, RM-C and RH Districts, subject to a Conditional Use Permit. Commonly referred to as rowhomes, detached single-family units on 2,500-square-foot lots are found primarily west of Coast Highway, with the largest concentration situated along North Cleveland Street and North Tremont Street between Pier View Way and Neptune Street. Scattered rowhome development has also occurred east of Coast Highway, including two examples in the Seaside neighborhood (640-644 Grant Street and 105/109 South Ditmar Street). A map exhibit depicting the location of all existing rowhomes in the City has been included with this staff report as Attachment 3. Although no rowhomes have been built within the Seaside RH District, a project involving two rowhomes in the 300 Block of South Ditmar Street was approved in December of 2007. As this project remains active, having recently received an automatic two-year time extension in accordance with both state statute and a local ordinance that becomes effective on October 2, 2009, it would not be subject to the proposed zoning text amendment and thus can be constructed as approved.

In the spring of 2008, as part of the planning effort that resulted in the Coast Highway Vision and Strategic Plan (CHVSP), the City conducted a series of community design charrettes that gathered input from local stakeholders on future development along Coast Highway and adjacent streets, including those within the Seaside neighborhood. A majority of Seaside residents participating in these charrettes expressed opposition to rowhome development in the Seaside RH District. The City's planning consultant (Torti Gallas and Partners) ultimately recommended a prohibition on rowhome development in the Seaside RH District as part of the CHVSP's implementation strategy. This action

item was included in the final version of the CHVSP adopted by the City Council in June of 2009.

In July of 2009, City staff conducted a community workshop with Seaside residents to further gauge support for the recommended rowhome prohibition. While not unanimous in their opinions, most workshop attendees reiterated their opposition to rowhome development in their neighborhood and encouraged staff to proceed with the requisite zoning text amendment to effect the prohibition.

PROJECT DESCRIPTION

The proposed zoning text amendment would preface the existing language of Section 1050(HH) of the Oceanside Zoning Ordinance with the following underlined clause:

With the exception of the RH District bounded by South Horne Street, Weitzel Street, Michigan Street, South Freeman Street and Missouri Street, Single-Family Detached Units on a minimum of 2,500-square-foot lots are allowed with a Conditional Use Permit within the RM-B, RM-C and RH Districts when determined to be compatible with existing and future land uses and plans.

No changes would be made to the development standards outlined in Section 1050(HH), which would continue to apply to all proposed rowhome development outside of the RH District of the Seaside Neighborhood.

ANALYSIS

Current Standards

As established earlier, the Zoning Ordinance currently allows rowhome development only in the City's RM-B, RM-C and RH Districts, subject to a Conditional Use Permit. Rowhome development is thus already prohibited in the southern portions of the Seaside neighborhood, which are zoned RS (Residential Single-Family), the northern portions of the neighborhood, which have a zoning designation of RH-U (Residential High-Density Urban). While rowhome development has previously been allowed on RH-U properties, under the interpretation that RH-U is a subcategory of the RH zoning designation, the Planning Division now recognizes RH-U as a separate and distinct zoning designation that does not allow for rowhome development. The RH-U designation is separately identified within the Property Development Regulations matrix of the Zoning Ordinance, where 10,000 square feet is listed as the minimum lot area for subdivision in RH-U districts. Furthermore, the large disparity between typical rowhome density (17 d.u./acre) and the allowable density range for RH-U properties (29-43 d.u./acre) suggests that single-family development is not intended for RH-U districts. It is City staff's position that RH-U properties should be reserved for higher density projects that contribute more dwelling units to the City's housing stock, thereby aiding

the City in meeting its fair share of regional housing demand, improving housing affordability and bringing a critical mass of residential development within walking distance of employment, commercial services, transit and other public amenities.

By allowing for the creation of separate 2,500-square-foot lots, Section 1050(HH) of the Oceanside Zoning Ordinance essentially serves as an exemption from the minimum lot area requirements for the RH District, where the minimum lot area is otherwise 7,500 square feet. As noted earlier, the typical lot size in the Seaside RH District is 5,000 square feet (50' x 100'). Under the current provisions of Section 1050(HH), the typical property in the Seaside RH District can be split to accommodate two rowhomes, each on a separate legal lot.

In addition to allowing what would otherwise be substandard lot sizes in the RH District, Section 1050(HH) further accommodates rowhome development with reduced setback requirements (compared to those applicable to other development types permitted in the RH District). The following table reveals the different standards applicable to rowhomes vis-à-vis other development types permitted in the RH District.

**RH Development Standards:
Rowhomes vs. Other Development Types**

Development Standard	Development Type	
	SFD/Duplex/Triplex	Rowhome
Minimum Lot Area	7,500 square feet	2,500 square feet
Maximum Lot Width	60 feet	25 feet
Minimum Front Yard	15 feet	10 feet
Minimum Side Yard	5 feet	3 feet

As indicated in the above table, rowhomes can be situated five feet closer to the front property line than other development types, including standard single-family homes, duplexes and triplexes. Additionally, rowhomes can also be placed two feet further into the required side yard than other development types.

Section 1.13(G) of the Land Use Element of the Oceanside General Plan establishes that future development in the Seaside RH District shall be limited to triplex design “to ensure compatibility with the surrounding neighborhood.” Staff interprets this policy to preclude the development of attached housing with more than three dwelling units per building, regardless of the size of the property, thereby minimizing the massing impacts often associated with high-density housing. Rather than the kind of large-footprint, street-adjacent multi-family housing found in more urban settings, the scale of multi-family housing in the Seaside RH District should remain compatible with that of existing single-family development.

The Coast Highway Vision and Strategic Plan (CHVSP), adopted in June of 2009, include residential development guidelines that apply to the Seaside neighborhood. Among other things, these guidelines call for:

- Human-scale proportions and architectural building details which emphasize and reflect the presence and importance of people;
- All building elevations should be architecturally enhanced [and] unarticulated walls and monolithic roof forms should be prohibited;
- One-story architectural elements and massing should be incorporated into two and three-story building designs to the greatest extent possible.

Without specifying a preferred architectural style, the CHVSP residential development guidelines encourage new construction and remodel projects that are “in keeping with the existing character of the community.”

Existing Rowhome Development

Existing rowhome development in Oceanside is largely confined to the City’s most urbanized areas, including the downtown redevelopment area, tourist-serving areas near the beach and neighborhoods featuring a mix of residential and commercial land uses (e.g. South Cleveland Street and South Tremont Street near Oceanside Boulevard).

While existing rowhome development in Oceanside displays a range of architectural styles, virtually all of the existing examples in the City maintain a distinctly vertical orientation, with second stories situated directly above ground-level development. Front elevations typically include decorative projections and/or recesses, and in some cases, second stories are appreciably set back from ground-level building lines. For the most part, however, the massing of front elevations is similar to that of urban “brownstone” development, with relatively sheer facades in close proximity to the street frontage. Moreover, due to the narrowness of rowhome properties, side elevations usually display little horizontal or vertical articulation. Commonly separated by no more than six feet, the side elevations of adjacent rowhomes create narrow outdoor hallways that reinforce the urban character of this housing type. Finally, in keeping with their somewhat rectangular form, most existing rowhomes feature flat roofs, which typically provide open deck areas. It’s common for these open deck areas to include stair enclosures and other ancillary structures that are allowed to project as much as ten feet above the base district height limit (27 feet in the Seaside RH District).

Seaside Neighborhood Character

Ten of the 13 north-south blocks that make up the Seaside neighborhood, extending from Missouri Street to Oceanside Boulevard, have an RS zoning designation and consist almost entirely of single-family homes. Only the three blocks lying north of Missouri Street allow for multi-family housing. The RH District, comprising only one of these three blocks, provides a transition between the single-family character of Seaside’s southern areas and the more urban setting of the RHU zone, which features

a number of large apartment buildings as well as two six-story congregate care facilities. The transitional nature of the RH District is evidenced by the intermingling of single and multi-family housing, usually (though not always) with only modest differences in the scale and orientation of development.

In contrast to the appearance of the typical rowhome, the housing types that define the general character of the Seaside neighborhood are more horizontally oriented, with deeper front setbacks, recessed second stories and pitched roof elements with projecting eaves. While development in the Seaside neighborhood often presents significant massing at the rear of properties, where habitable space is often situated above alley-loaded garages, the street frontage of Seaside properties tends to feature generous landscape area and front elevations that maintain a relatively low profile.

City staff concurs with the predominant sentiment expressed by Seaside residents that the rowhome aesthetic is generally incompatible with this neighborhood's defining architecture and site design. While the straight lines and vertical orientation of the typical rowhome remains an appropriate option in other high-density residential areas of the City, staff finds that the distinctly urban character of this housing product does not fit with traditional patterns of development in the Seaside neighborhood, which emphasize massing offsets, generous landscape areas and other features that generally cannot be incorporated into rowhome design.

As noted earlier, the CHVSP residential development guidelines for the Seaside neighborhood encourage projects that feature strong single-story elements, articulated elevations and varied roof forms, none of which are characteristic of existing rowhome development in Oceanside.

Alternative Development Types

Without the option of building rowhomes in the Seaside RH District, developers will likely propose attached duplex and triplex projects. Duplex projects will be subject to review and approval by the City Planner, while triplex projects will require Planning Commission review and approval. As part of the discretionary review process, these projects will have to meet several required findings, one of which speaks to the projects' compatibility with existing and potential development on adjoining properties and in the surrounding neighborhood. To meet this finding, proposed duplex and triplex projects in the Seaside RH District will display front elevations with strong single-story elements while concentrating additional stories and overall massing toward the rear of the property. These projects will feature varied roof elements with projecting eaves and other forms of vertical and horizontal articulation. Porches and stoops will lend these projects a street-friendly character, while pathways and/or stairways connected to the sidewalk will provide direct access to prominent entryways. In short, proposed multi-family projects in the Seaside RH District will be expected to perpetuate a high-quality residential environment with designs that complement, rather than overwhelm, the open streetscapes of the Seaside neighborhood, blending effectively with existing single-family development and maintaining the neighborhood's human scale.

ENVIRONMENTAL DETERMINATION

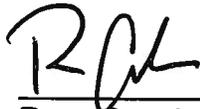
The proposed zone text amendment and local coastal plan amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) as a Class 8 exemption.

SUMMARY

Approval and implementation of Zone Amendment (ZA-4-09) will assist in maintaining the distinctive character of the Seaside neighborhood by precluding a housing type that is better suited to a more urban setting. As such, staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No 2009-P45 recommending approval of Zoning Amendment (ZA-4-09) to the City Council with findings of approval attached herein.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

Attachments:

1. Planning Commission Resolution No. 2009-P45
2. Exhibit "A" – Zoning Ordinance Text Amendment
3. Exhibit "B" – Map of the Seaside RH District
4. Exhibit "C" – Map of existing rowhome development
5. Exhibit "D" – Photos of existing rowhome development
6. Exhibit "E" – Summary of written comments from 7/9/09 community workshop

1 PLANNING COMMISSION
2 RESOLUTION NO. 2009-P45

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING
5 APPROVAL OF A ZONE AMENDMENT TO PROHIBIT THE
6 CREATION OF 2,500-SQUARE-FOOT LOTS FOR THE
7 DEVELOPMENT OF SINGLE-FAMILY DETACHED HOMES
8 WITHIN THE RH DISTRICT OF THE SEASIDE
9 NEIGHBORHOOD, AS BOUNDED BY SOUTH HORNE
10 STREET, WEITZEL STREET, MICHIGAN STREET, SOUTH
11 FREEMAN STREET AND MISSOURI STREET

7 APPLICATION NO: ZA-4-09
8 APPLICANT: City of Oceanside
9 LOCATION: Citywide

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, on April 15, 2009, the City Council approved the Coast Highway Vision
12 and Strategic Plan, which included as part of its implementation strategy a recommended
13 prohibition on the creation of 2,500-square-foot lots for the development of single-family
14 detached homes (i.e. rowhomes) in the RH District of the Seaside neighborhood; and

15 WHEREAS, on July 9, 2009, the Planning Division conducted a publicly noticed
16 community workshop at which a majority of participants expressed support for a prohibition on
17 the creation of 2,500-square-foot lots for the development of single-family detached homes in
18 the RH District of the Seaside neighborhood; and

19 WHEREAS, there was filed with this Commission a verified petition on the forms
20 prescribed by the Commission requesting a Zone Amendment under the provisions of Article 45 of
21 the Zoning Ordinance of the City of Oceanside to permit the Zoning Ordinance text amendment
22 as shown in the attached Exhibit "A"; and

23 WHEREAS, the Planning Commission, after giving the required public notice, did on the
24 26th day of October, 2009, conduct a duly advertised public hearing as prescribed by law to
25 consider said application; and

26 ///
27 ///
28 ///

1 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
2 Guidelines thereto; the amendment was found to be a Class 8, Categorical Exemption "Action by
3 Regulatory Agencies for Protection of the Environment" per Section 15308 of the California
4 Environmental Quality Act; and

5 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
6 the following facts pertaining to the proposed Zone Amendment:

- 7 1. The Zone Text Amendment, as proposed, conforms to the General Plan of the City.
- 8 2. That the granting of the Zoning Amendment is consistent with the purposes of the
9 Zoning Ordinance because the prohibition of rowhome development in the RH District
10 of the Seaside neighborhood will help to preserve the existing visual character of the
11 neighborhood and protect residents from the potential adverse massing impacts of
12 rowhome development.

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 recommend approval of Zone Amendment (ZA-4-09), as represented in the attached Exhibit "A".

15 PASSED AND ADOPTED Resolution No. 2009-P45 on October 26, 2009 by the
16 following vote, to wit:

17 AYES:

18 NAYS:

19 ABSENT:

20 ABSTAIN:

21 _____
22 Claudia Troisi, Chairperson
23 Oceanside Planning Commission

24 ATTEST:

25 Jerry Hittleman, Secretary

26 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
27 this is a true and correct copy of Resolution No. 2009-P45.

28 Dated: October 26, 2009

Exhibit A: Zoning Text Amendment

Article 1050(HH)

Text added to the original language is underlined below:

(HH) Except in the RH District bounded by South Horne Street, Weitzel Street, Michigan Street, South Freeman Street and Missouri Street, Single Family Detached Units on a minimum of 2,500 square foot lots are allowed with a Conditional Use Permit within the RM-B, RM-C and RH Districts when determined to be compatible with existing and future land uses and plans. The following minimum development regulations are also required:

Lot Width 25-feet	Open Space-None except for required yards
Lot Depth 100-feet	
Setbacks	
Front	10-feet
Side	3-feet
Corner Side	10-feet (Maybe reduced if determined that corner clear zone can be maintained)

Garage Access: Vehicular access to garages shall be from the rear-yard via a public alley or private drive.

Exhibit B: Seaside RH District

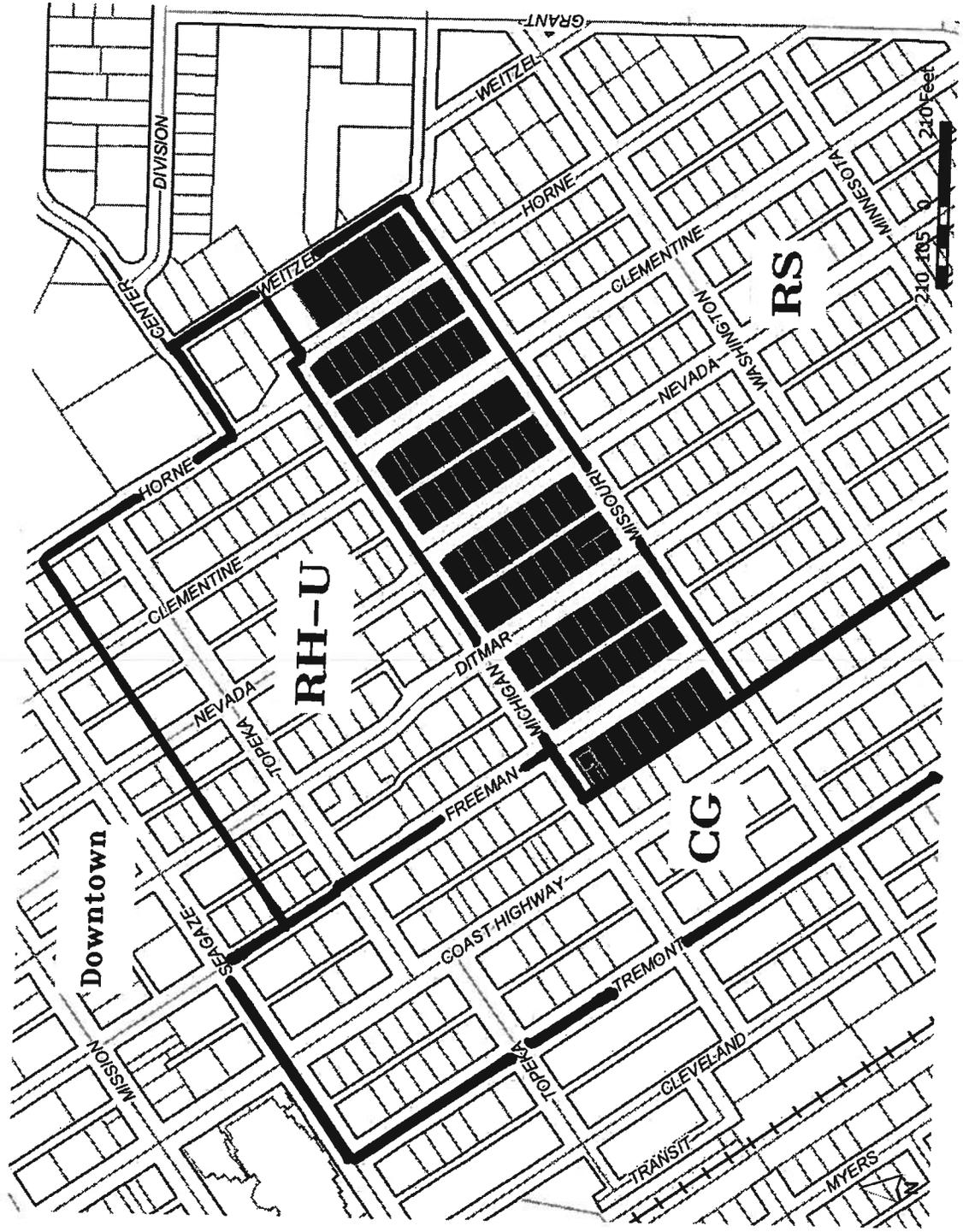


Exhibit C: Existing Rowhome Development

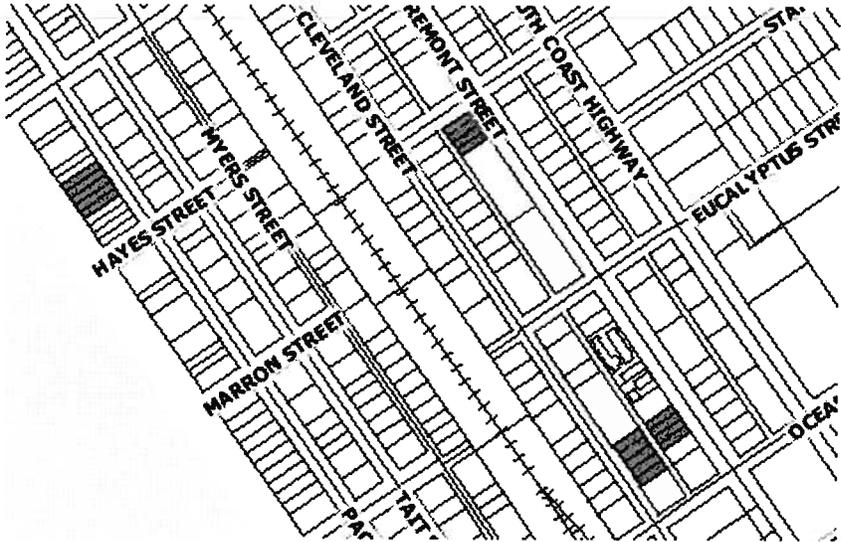
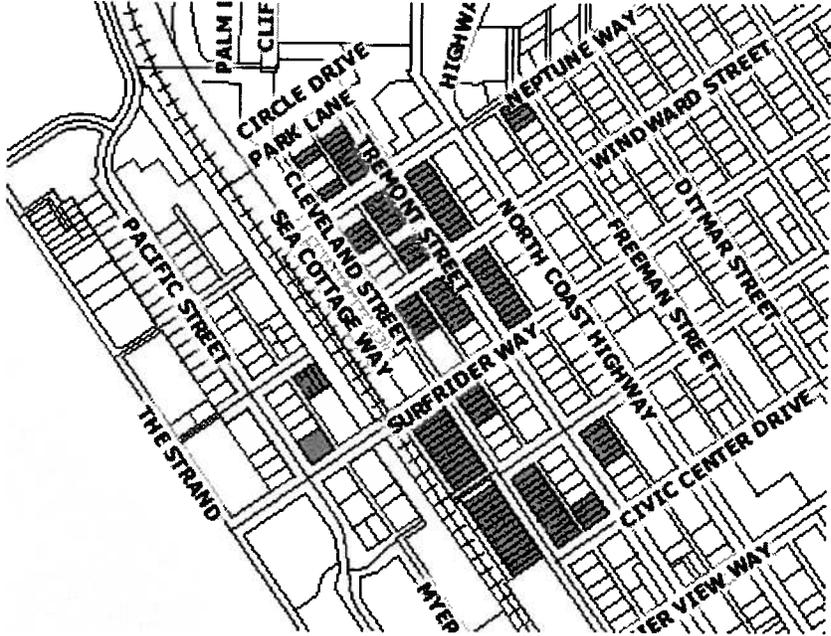


Exhibit D: Photos of Existing Rowhomes





Exhibit E: Summary of Public Comment from the Seaside Rowhome Zoning Text Amendment Workshop (July 9, 2009)

Rowhomes

R.1	Do not allow subdivision of already-substandard lots (i.e. less than 7,500 square feet).
R.2	Rowhomes do not fit the feel/character of the older, vintage houses in Seaside.
R.3	Ensure that future projects meet the design guidelines in the Coast Hwy Vision & Strategic Plan.
R.4	What stops building on an existing legal 25' by 100' lot?
R.5	Roof decks are an eyesore. They encourage flat roof design at the maximum height. No one uses the roof deck.
R.6	Rowhome are okay if they are limited between Nevada, Ditmar and Freeman.
R.7	Allowing rowhomes encourages the removal of dilapidated and overcrowded housing.
R.8	Rowhomes have a boxy appearance, block natural light, and eliminate adequate space for landscaping.
R.9	Move toward a model that favors triplexes over rowhomes.

Development Standards

D.1	Ten-foot front yard setback is too close.
D.2	Maintain deep front yard setbacks and allow for zero setbacks on the alley.
D.3	Streetscape considerations (e.g. sidewalk and park strip width, curb cuts) need to be factored into zoning regulations.
D.4	At what point does a front yard setback become too narrow for large trees (either in the front yard or adjacent park strip)?
D.5	Change the height requirements to read "27 feet to top of roof plate with a maximum roof pitch of (3/12, 5/12, etc.)."
D.6	Eliminate the two-story limitation.
D.7	Reduce the rear (alley) setback to zero and allow habitable space above the garage to extend to the rear property line.
D.8	Create a zero side yard setback at the alley for one side of the building, maintaining a five-foot setback on the opposite side.
D.9	Duplex development should be the maximum allowed on 5,000 square-foot lots.
D.10	With articulated elevations and proper setbacks, three-story development is not a problem.
D.11	Reduced setbacks on the alley could allow for four side-by-side parking spaces along the rear property line.

Parking

PK.1	Why is covered parking required?
PK.2	Why can't the full width of properties adjacent to the alleys be utilized for parking? Within the typical 50-foot lot width, five (5) parking stalls could be accommodated.
PK.3	To what extent do current parking requirements encourage the removal of existing single-family homes?
PK.4	Allow tandem parking,

Miscellaneous

M.1	All rules should be aimed at preserving the historic homes and neighborhood character.
M.2	The 200 Block should be reserved for senior housing.
M.3	Allow for a variety of architectural styles.
M.4	An architectural review board should be established.
M.5	Overhead utilities should be buried.



File Number: ZA-4-09

Applicant: City of Oceanside

Description:

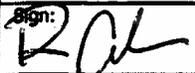
Consideration of a ZONE AMENDMENT (ZA-4-09) to amend Article 1050(HH) of the Zoning Ordinance to prohibit the creation of 2,500 square-foot lots for the development of single-family detached homes within the RH District of the Seaside Neighborhood, as bounded by Home Street, Weitzel Street, Missouri Street, Michigan Street and Freeman Street. The project is situated within the Townsite Neighborhood Planning Area. – **SEASIDE RH DISTRICT ROWHOME PROHIBITION**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway Oceanside, CA 92054
(760) 435-3520

RH
Seaside Rowhome Prohibit

 <p>Application for Public Hearing Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885</p>				STAFF USE ONLY	
				ACCEPTED	BY
				8/3/09	RC
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT		2. STATUS		MASTER/SP.PLAN	
City of Oceanside				ZONE CH. ZA-4-08	
3. ADDRESS		4. PHONE/FAX/E-mail		TENT. MAP	
300 N. Coast Hwy		435-3525		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	
Russ Cunningham, Senior Planner				C.U.P.	
6. ADDRESS		7. PHONE/FAX/E-mail		VARIANCE	
300 N. Coast Hwy		435-3525		COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION				9. SIZE	
300 Block of Townsite Central				-	
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
HD-R	RH	SF, MF residential	Multiple properties		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
Zoning Amendment to Section 1050 (HH) of the Zoning Ordinance to prohibit the development of rowhomes on 2500 square-foot lots in the RH Zone bounded by Horne St, Missouri St, Michigan St, Weitzel St. and Freeman St.					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
Unchanged	Unchanged	-	-	21-29 d.u./acre	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR		
-	-	-	-		
PART IV - ATTACHMENTS					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
PART V - SIGNATURES					
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
Russ Cunningham		8/3/09			
Sign: 		35. OWNER (Print)	36. DATE		
		-	-		
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: -		