



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 14, 2022 REPORT NO. HO-22-042

HEARING DATE: September 21, 2022

SUBJECT: Union Street Bungalows; Process Three Decision

PROJECT NUMBER: 1050177

OWNER/APPLICANT: JMAN, LLC – Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow visitor accommodations within the buildings designated as Historical Resource No. 1264, the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments and the Residential Emphasis land use district of the Centre City Planned District (“Project”), located on the 5,005 square-foot site at 1525-1537 Union Street in the Little Italy neighborhood of the Downtown Community Plan area (Council District 3)?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. PMT-3137953.

Community Planning Group Recommendation: On April 20, 2022, the Downtown Community Planning Council voted 14-0 to recommend approval of the Project (Attachment 6).

Environmental Review: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On August 3, 2022, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the “Downtown FEIR”: (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14,

2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the DCP area are available here:

<https://www.sandiego.gov/developmentservices/newsprograms/downtown-development/eirs>; the CAP FEIR is available here: <https://www.sandiego.gov/ceqa/final>.

Fiscal Impact Statement: No fiscal impact; Project is privately owned and funded.

Code Enforcement Impact: None; no active code enforcement cases on the property.

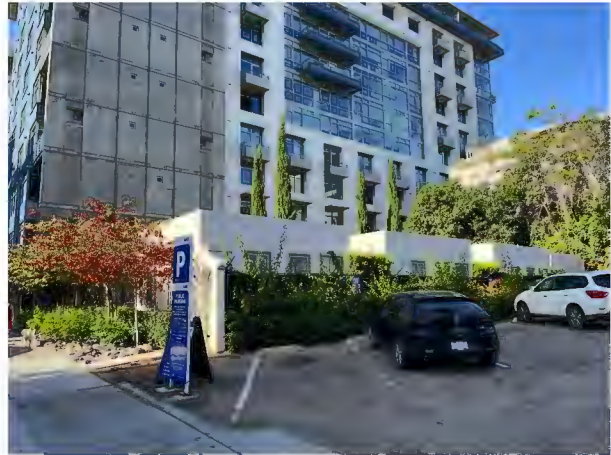
Housing Impact Statement: Project proposes to convert existing residential dwelling units to visitor accommodations, resulting in a net loss of eight residential dwelling units.

BACKGROUND

The Project is located at 1525-1537 Union Street on a 5,005-square-foot (sf) site on the east side of Union Street between Cedar Street and Beech Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area within the Residential Emphasis district of the Centre City Planned District Ordinance (CCPDO) (Attachment 1). The site currently contains seven detached, single-story bungalow buildings that contain eight residential studio dwelling units that were most recently used as short-term rentals. The site is surrounded by a mix of uses, including high-rise residential buildings to the north and west, a surface parking lot to the south, and various mixed commercial uses such as offices and retail. The building in which the Project is located is known as the "Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments," originally constructed in 1926 and designated as a historical resource by the City of San Diego Historical Resources Board (HRB) in 2017 as HRB No. 1264. The designation was based on the findings that the historical resource embodies distinctive characteristics of a Spanish Eclectic style bungalow court apartment and retains architectural integrity from its 1926 period of significance, as well as represents a notable work of Master Builder Allen H. Hilton.



Union Street frontage of Project site



South side view of Project site (single-story buildings in foreground)

Per Table 146-0310-A of the CCPDO, visitor accommodations are not a permitted use in the Residential Emphasis land use district; however, per San Diego Municipal Code (SDMC) Section 156.0315(i) of the CCPDO, land uses not otherwise allowed in a district may be permitted if located within a designated historical resource with approval of a CUP in accordance with Process 3, subject to the following regulations:

1. The building must be designated as a historical resource by the City of San Diego HRB before approval of the CUP.
2. The use of the historical buildings shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed. To minimize detrimental effects to neighboring properties, any separately regulated uses in a historical building shall comply with the regulations in SDMC Section 156.0315 (CCPDO Separately Regulated Uses) and SDMC Ch. 14, Art. 1 (Separately Regulated Use Regulations).
3. The historical building shall be preserved, restored, rehabilitated, reconstructed, or maintained in its original historic appearance in accordance with SDMC Ch. 14, Art. 3, Div. 2.
4. Any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the historical building in accordance with Historical Resources Regulations unless the development is approved through a Site Development Permit or Neighborhood Development Permit in accordance with SDMC Ch. 11-14.

The decision on the application for a CUP shall be made by the City Hearing Officer in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with SDMC Section 112.0506.

DISCUSSION

Project Description

The Applicant, JMAN, LLC, proposes to convert the existing eight 260-sf studio residential dwelling units within the detached, single-story buildings designated as HRB No. 1264 at 1525-1537 Union

Street to visitor accommodations. Per Table 156-0310-A, this use is not allowed in the Residential Emphasis land use district; however, uses not otherwise allowed in a district are permitted through SDMC Section 156.0315(i) when located within a designated historical resource. The existing buildings on the site were restored and rehabilitated consistent with the Secretary of Interior Standards for Historical Buildings when the Applicant purchased the property in 2017, so pursuant to the provisions of SDMC Section 156.0315(i), no physical changes or new construction are proposed to the existing historical resource as part of the Project.

Community Plan Analysis

The Project is located within the Little Italy neighborhood of the DCP area. The DCP envisions that redevelopment in Little Italy will underscore the neighborhood's historic and contemporary qualities, with strategic intensification to accomplish population goals and increase neighborhood vitality. Ultimately, Little Italy is projected to contain up to 12,000 residents and 12,000 employees. The following are key DCP Goals and Policies that apply to the Project site:

- 3.1-G-2 - Provide overall balance of uses--employment, residential, cultural, government destination with full compendium of amenities and services.
- 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 6.7-G-1 – Facilitate Little Italy's continued evolution as a cohesive, mixed-use waterfront neighborhood.
- 9.1-G-1 – Protect historical resources to communicate Downtown's heritage.
- 9.1-G-2 – Encourage the rehabilitation and reuse of historical resources.
- 9.2-P-3 – Promote the adaptive re-use of intact buildings (designated or not) and/or significant elements, as a cultural and sustainability goal.

There are several existing visitor accommodations establishments within the vicinity of the Project, including the Doubletree by Hilton on the block to the north, the Four Points by Sheraton and Motel 6 about two blocks to the east, and the Carte Hotel about two blocks to the southwest. While the Doubletree, Four Points, and Carte are located within different land use districts where visitor accommodations are allowed by right, the Motel 6 is within the same land use district as the Project—the Residential Emphasis district, where visitor accommodations are not permitted; however, this Motel 6 is a previously conforming use that has operated prior to 2006, when the current regulations on visitor accommodations in the Residential Emphasis district was adopted.

Conclusion

Staff has reviewed the Applicant's proposal and considered the potential impacts resulting from the proposed use. Based on the draft findings (Attachment 4), Staff recommends approval of the CUP, subject to the conditions as outlined in the draft permit (Attachment 5). The recommended conditions ensure that the use is compatible with, and does not become a nuisance to, the surrounding neighborhood.

Staff recommends that the City Hearing Officer approve CUP No. PMT-3137953 to allow visitor accommodations in the existing historical resource located at 1525-1537 Union Street, subject to conditions in the draft permit (Attachment 5).

ALTERNATIVES

1. Approve CUP No. PMT-3137953, with modifications.
2. Deny CUP No. PMT-3137953, if the findings required to approve the project cannot be affirmed.

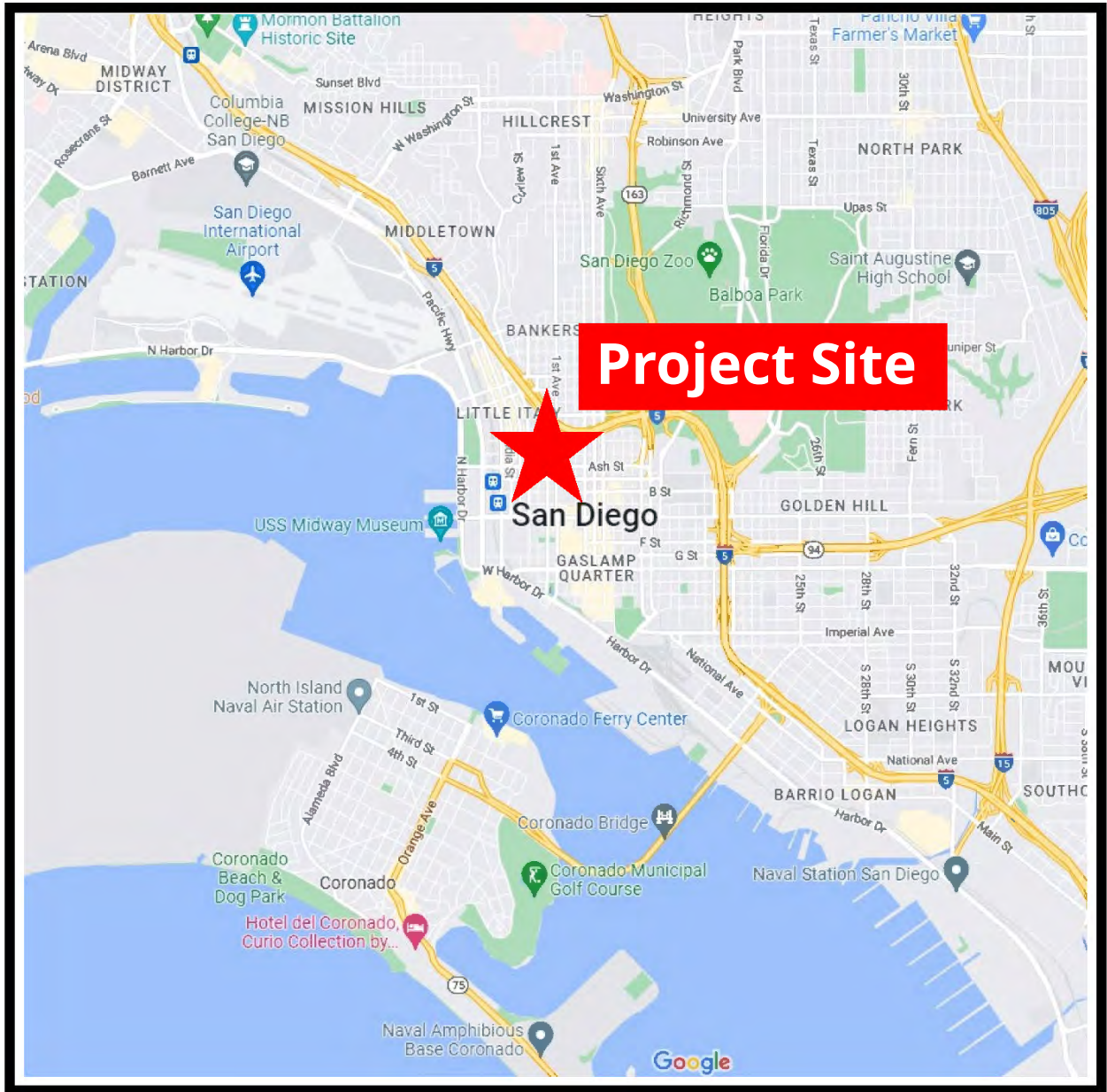
Respectfully submitted,



James Alexander
Senior Planner, Urban Division
Development Services Department

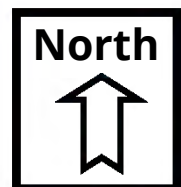
Attachments:

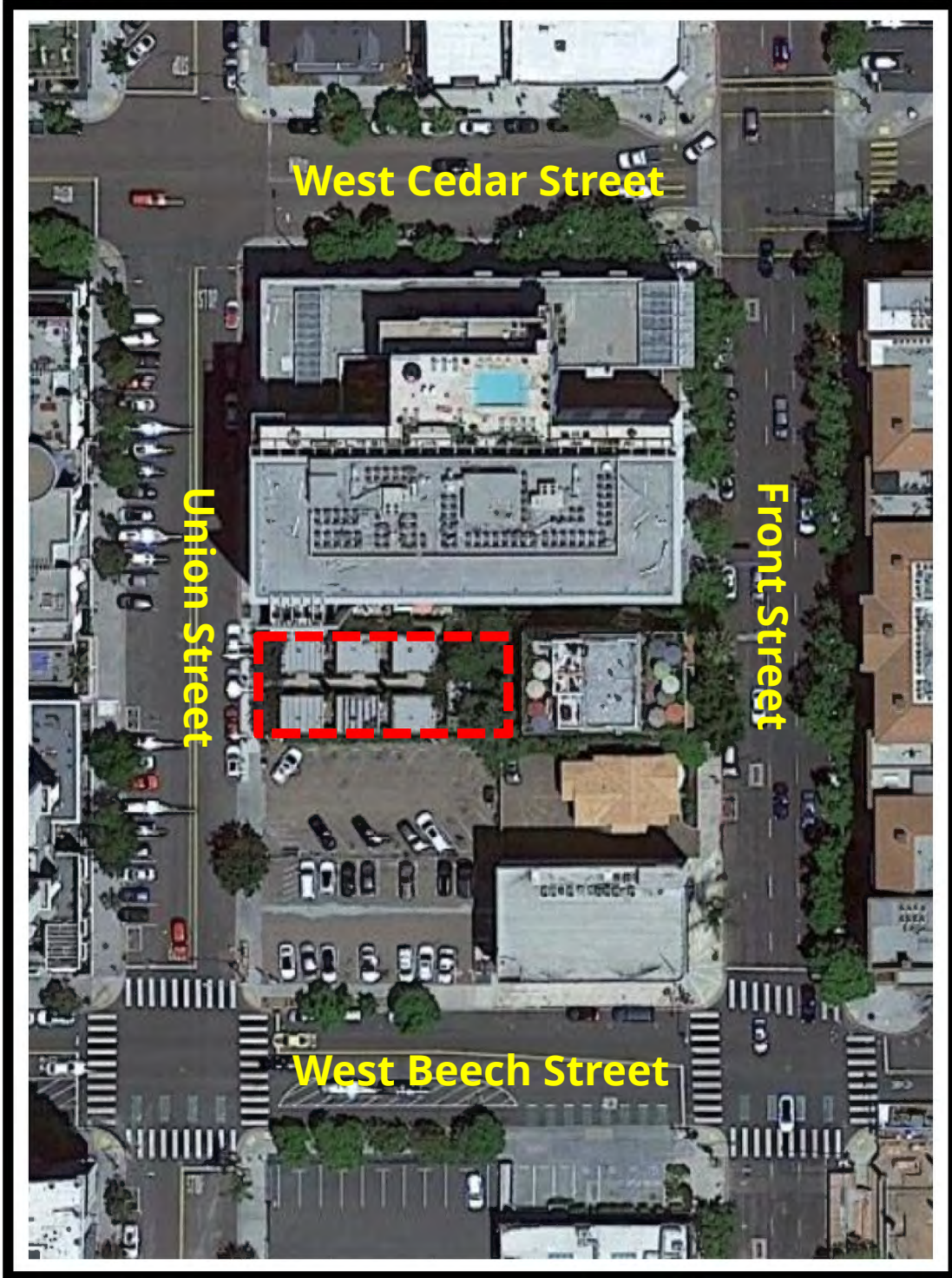
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



Project Location

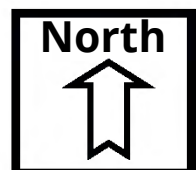
Union Street Bungalows, Project No. PRJ-1050177
1525-1537 Union Street





Aerial Photo

Union Street Bungalows, Project No. PRJ-1050177
1525-1537 Union Street



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3137953
UNION STREET BUNGALOWS - PROJECT NO. PRJ-1050177

WHEREAS, JMAN, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to allow visitor accommodations in the existing bungalow buildings ("Project") designated as Historical Resource Board (HRB) No. 1264, the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments, on a 5,005 square-foot site (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3137953);

WHEREAS, the Project site is located at 1525-1537 Union Street in the Residential Emphasis district of the Centre City Planned District and within the Downtown Community Plan (DCP) area;

WHEREAS, the Project site is legally described as Lot 4 in Block 23 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map thereof made by J.E. Jackson, on file in the Office of the County Clerk of said San Diego County;

WHEREAS, on August 3, 2022, the City of San Diego determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001);

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) subsequent addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-

04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolutions R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA.

WHEREAS, on September 21, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. PMT-3137953 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. PMT-3137953:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The proposed use, visitor accommodations, within the existing eight detached, single-story bungalow buildings designated as HRB No. 1264, the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments and within the Residential Emphasis land use district of the Centre City Planned District, will not adversely affect the applicable land use plan as San Diego Municipal Code (SDMC) Section 156.0315(i) (the Centre City Planned District Ordinance, or CCPDO) allows for the approval of land uses not otherwise allowed in a district if located within a designated historical resource through approval of a CUP in accordance with Process 3. Visitor accommodations is not a permitted use in the Residential Emphasis district; however, uses not otherwise permitted in the base zone may be allowed, subject to the following provisions, per Section 156.0315(i):

1. The building must be designated as a historical resource by the City of San Diego HRB before approval of the CUP.
2. The use of the historical building shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed. To minimize detrimental effects to neighboring properties, any separately regulated uses in a historical building shall comply with the regulations in SDMC Section 156.0315 (CCPDO Separately Regulated Uses) and SDMC Ch. 14, Art. 1 (Separately Regulated Use Regulations).
3. The historical building shall be preserved, restored, rehabilitated, reconstructed, or maintained in its original historic appearance in accordance with SDMC Ch. 14, Art. 3, Div. 2.
4. Any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the historical building in accordance with Historical Resources Regulations unless the development is approved through a Site Development Permit or Neighborhood Development Permit in accordance with SDMC Ch. 11-14.

The existing buildings within which the visitor accommodations are proposed is known as the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments and was locally designated as a historical resource by the City of San Diego Historical Resources Board (HRB) on August 24, 2017. As such, the Project compliance with provision No. 1 above.

Although the proposed land use is not permitted in the Residential Emphasis land use district, there are several existing visitor accommodations establishments within the vicinity of the Project site. The Doubletree by Hilton is located on the block to the north, the Four Points by Sheraton and Motel 6 are located about two blocks

to the east, and the Carte Hotel about two blocks to the southwest. While the Four Points, Doubletree, and Carte are within different land use districts where visitor accommodations are allowed by right, the Motel 6 is within the same land use district as the Project—the Residential Emphasis district, where visitor accommodations are not permitted; however, this Motel 6 is a previously conforming use that has operated prior to 2006, when the current regulations on visitor accommodations in the Residential Emphasis district was adopted. Further, the Little Italy neighborhood is envisioned in the DCP to continue to evolve as a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). Therefore, the addition of visitor accommodations at this location is compatible with the uses in the surrounding area.

As part of the Project to convert the existing buildings to visitor accommodates, no physical changes or new construction is proposed on the site. The existing buildings were restored and rehabilitated, consistent with the Secretary of Interior Standards for Historic Buildings, when the existing owner purchased the property in 2017. The restoration is also consistent with the DCP goals to encourage the rehabilitation and reuse of historical resources (DCP, 9.1-G-2) and protect historical resources to communicate Downtown’s heritage (DCP, 9.1-G-1). As a condition of approval, the historical resource will be required to be preserved and maintained in its original historic appearance.

As mentioned, the Project does not include any physical changes or new construction, so no new facilities will be constructed as part of the new use. As a condition of approval, any new construction must be designed to be similar in scale and style with the historical use.

The Project complies with the provisions of the CCPDO for uses in historical buildings not otherwise allowed in the land use district and aligns with and advances the DCP’s goals for diversifying the mix of uses in neighborhoods, preserving historical resources, and facilitating Little Italy’s continued evolution as a cohesive, mixed-use waterfront neighborhood. Therefore, the proposed use will not adversely affect the applicable land use plan.

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

The proposed use, visitor accommodations within an existing designated historical resource (HRB No. 1264) within the Residential Emphasis land use district of the Centre City Planned District, will not be detrimental to the public health, safety and welfare of the community because it is a low-density use (only eight units) that is consistent with other, more dense visitor accommodations uses within two blocks of the site, and would therefore have no impact on surrounding uses. The restoration, rehabilitation, and maintenance of the historical resource contributes to a clean, safe, and desirable neighborhood, which improves the welfare of its residents. Further, the proposed use provides opportunities for tourists and other visitors to enjoy Little Italy, adding activity to the neighborhood. Increased activity and people

improve neighborhood safety. The addition of more accommodations for visitors also creates more opportunities to improve the economic vitality of the neighborhood, which improves the welfare of both residents and business owners in Little Italy. When operated in compliance with the conditions of approval and the CCPDO regulations, the proposed use will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed use, visitor accommodations, is located within existing buildings designated as HRB No. 1264, within the Residential Emphasis land use district of the Centre City Planned District, complies with all applicable land use regulations, including those of the CCPDO for uses in historic buildings otherwise not permitted in a land use district. As required in SDMC Section 156.0315(i), the existing buildings were designated in 2017, five years prior to the submittal of the CUP application, the proposed use is compatible with surrounding uses, as described in Finding 1 because there are other visitor accommodations uses within close proximity of the Project site, the historical building was previously restored and rehabilitated, and no new construction or physical changes are proposed. No deviations to these code provisions are proposed as part of the Project. Conditions of approval are in place to ensure compliance with these provisions, including maintaining the existing buildings in their original historic appearance in accordance with the Historical Resources Regulations (Chapter 14, Article 3, Division 2 of the SDMC). The Project will comply with the regulations of the CCPDO for uses in historic buildings otherwise not permitted in a land use district, per SDMC Section 156.0315(i) and the conditions of approval. Any proposed changes would be required to be reviewed by the City of San Diego and obtain all necessary governmental approvals. Therefore, the proposed visitor accommodations complies with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The proposed use, visitor accommodations, is located within 8 existing buildings designated as HRB No. 1264, within the Residential Emphasis land use district of the Centre City Planned District, and within the Little Italy neighborhood of the DCP area. The DCP area ("Downtown") is a mixed-use community where a variety of uses co-exist within close proximity of each other. The DCP encourages an overall balance of uses in Downtown (DCP, 3.1-G-2) and aims to foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them (DCP, 3.5-G-2). Although the land use district of the Project site (Residential Emphasis) does not permit visitor accommodations by right, SDMC Section 156.0315(i) allows for uses otherwise not allowed to be located within historically designated buildings with approval of a CUP. The blocks surrounding the proposed location contain several other existing visitor accommodations, including the Doubletree by Hilton on the block to the north, the Four Points by Sheraton

and Motel 6 about two blocks to the east, and the Carte Hotel about two blocks to the southwest. While the Doubletree, Four Points, and Carte are located within different land use districts where visitor accommodations are allowed by right, the Motel 6 is within the same land use district as the Project—the Residential Emphasis district, where visitor accommodations are not permitted; however, this Motel 6 is a previously conforming use that has operated prior to 2006, when the current regulations on visitor accommodations in the Residential Emphasis district was adopted. The proposed location within the Little Italy neighborhood also advances the DCP goal to continue to facilitate Little Italy's continued evolution into a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). With similar uses surrounding the proposed location, compliance with the CCPDO, and advancement of the goals of the DCP, the proposed visitor accommodations use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, CUP No. PMT-3137953 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3137953, a copy of which is attached hereto and made a part hereof.

James Alexander
Senior Planner, Urban Division
Development Services Department

Adopted on: September 21, 2022

IO#: 24009126

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009126

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3137953
UNION STREET BUNGALOWS - PROJECT NO. PRJ-1050177
HEARING OFFICER

This Conditional Use Permit (CUP) No. PMT-3137953 is granted by the Hearing Officer of the City of San Diego to JMAN, LLC, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0301 to allow visitor accommodations in the existing bungalow buildings ("Project") designated as Historical Resource Board (HRB) No. 1264, the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments, located at the 5,005-square-foot site at 1525-1537 Union Street in the Residential Emphasis district of the Centre City Planned District and within the Downtown Community Plan area. The Project site is legally described as Lot 4 in Block 23 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map thereof made by J.E. Jackson, on file in the Office of the County Clerk of said San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow visitor accommodations in the existing bungalow buildings designated as HRB No. 1264 and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated September 21, 2022, on file in the Development Services Department (DSD).

The Project shall include:

- a.** Visitor accommodations within the existing eight detached, single-story bungalow buildings designated as HRB No. 1264 (the Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments), located at 1525-1537 Union Street in the Residential Emphasis district of the Centre City Planned District;
- b.** Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **October 5, 2025**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

9. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

11. Visitor accommodations shall be permitted in the existing buildings designed as HRB No. 1264 within the Residential Emphasis district. The intended uses must be in conformance with this CUP or the permitted uses outlined in the CCPDO and all other relevant regulations in the SDMC. Any proposed change in use shall be reviewed and approved by the City of San Diego.
12. The historical building shall be maintained in its original historic appearance in accordance with the Historical Resources Regulations (Chapter 14, Article 3, Division 2 of the SDMC).
13. Any changes or alterations to the existing buildings shall be reviewed by the City of San Diego and shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the historical building in accordance with Historical Resources Regulations unless approved through a Site Development Permit or Neighborhood Development Permit in accordance with SDMC Chapters 11 through 14.
14. The Permittee shall respond to complaints pertaining to this Permit by members of the community within 24 hours of receiving the complaint. A current point of contact shall be

maintained with the City of San Diego for the premises to ensure full compliance with this condition.

15. This Permit may be revoked by the City of San Diego if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City of San Diego, this permit may be revoked after the holding of a public hearing.

ENGINEERING REQUIREMENT:

16. Within 60 days of recordation of the CUP, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private mailbox, landscaping, and decorative rocks within the Union Street right-of-way, satisfactory to the City Engineer.

PUBLIC UTILITIES REQUIREMENTS:

17. Prior to the issuance of any building permits, if it is determined during the building permit review process, the existing water and sewer will not be adequate to serve the proposed Project, the Owner/Permittee 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 Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow 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. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
20. 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.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

ATTACHMENT 5

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on September 21, 2022 and Resolution No. ____.

Permit Type/PTS Approval No.: PMT-3137953
Date of Approval: September 21, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

James Alexander
Senior Planner, Urban Division
Development Services Department

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

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

JMAN, LLC
Owner/Permittee

By _____
(Signature)

PRINT NAME:
TITLE:

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

Page 3	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: MILLS ACT - HOTEL CUP, 1525 UNION ST	Project Number: 1050177
Community: Downtown		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: April 20, 2022
# of Members Yes 14	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: ROBERT B. LINK		
TITLE: DCPC CHAIR		DATE: April 28, 2022
<p style="text-align: center;"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	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: Bungalows **Project No. For City Use Only:** _____

Project Address: 1525-1537 Union Street, San diego, CA 92101

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: JMAN LLC Owner Tenant/Lessee Successor Agency

Street Address: 3000 Upas Street Suite 101, San Diego, CA 92104

City: San Diego State: CA Zip: 92101

Phone No.: 619-993-6269 Fax No.: _____ Email: mrmatthewsegal@gmail.com

Signature: _____ Date: Jan 10th 2022

Additional pages Attached: Yes No

Applicant

Name of Individual: JMAN LLC - Jonathan Segal Owner Tenant/Lessee Successor Agency

Street Address: 3000 Upas Street Suite 101, San Diego, CA 92104

City: San Diego State: CA Zip: 92101

Phone No.: 619-993-6269 Fax No.: _____ Email: mrmatthewsegal@gmail.com

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



THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

PROJECT DESCRIPTION

-**CONDITIONAL USE PERMIT FOR HOTEL**
 -1525 UNION STREET WAS ORIGINALLY CONSTRUCTED IN 1926
 -FULLY RESTORED IN 2017
 -8 EXISTING SEPERATE STRUCTURES
 -NO PROPOSED DEVELOPMENT
 -EXISTING MILLS ACT AGREEMENT PROPERTY
 -ADA COMPLIANCE NOT REQUIRED

PROJECT TEAM

ARCHITECT:
 JONATHAN SEGAL, FAIA
 3000 UPAS STREET, STE. 101
 SAN DIEGO, CA 92104
 PHONE: (619) 993-6269
 FAX: (619) 955-5398
 CONTACT: MATTHEW SEGAL

PROJECT DATA

PROJECT NAME: Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments
 PROJECT ADDRESS: 1525-1537 UNION STREET SAN DIEGO, CALIFORNIA 92101
 SUBMITTAL DATE: JANUARY 7, 2021
 A.P.N.: 533-342-04
 ZONE: -CENTER CITY PLANNING DISTRICT
 -RESIDENTIAL EMPHASIS
 APPLICANT: JONATHAN SEGAL FAIA
 3000 UPAS STREET SUITE 101
 SAN DIEGO CA, 92103
 (619) 993 6269
 PROPERTY OWNER: JMAN LLC
 3000 UPAS STREET SUITE 101
 SAN DIEGO CA, 92103
 (619) 993 6269
 SITE AREA: 5,005 SF
 .11 ACRES
 FLOOR AREA PER UNIT: 260
 BEDROOMS PER UNIT: 0
 OVERALL GROSS FLOOR AREA: 2,351 SF
 TOTAL NUMBER OF UNITS PER UNIT TYPE: 8 STUDIOS
 INCOME LEVEL OF EACH UNIT: MARKET
 LANDSCAPE AREA: 2,915
 FLOOR AREA: 2,090
 FAR: Min. 5 Max. 8
 HRB NUMBER: 1264
 GEOLOGICAL HAZARD CATEGORY:
 Designation: 13
 Category: Fault Zones
 RESIDENTIAL UNIT COUNT: 8
 UNITS PROPOSED FOR DEMO OR ALTERATION: 0
 LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO LOT 4 IN BLOCK 23 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY

BUILDING CODE DATA

TYPE OF CONSTRUCTION: V, NON RATED
 160' HT. LIMIT
 OCCUPANCY CLASSIFICATION(S): RESIDENTIAL = R2
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 11'-9"
 NFPA 13 SPRINKLERED: YES
 NO
 GOVERNING CODES:
 2019 CALIFORNIA BUILDING CODE
 UNIFORM PLUMBING CODE (2019)
 UNIFORM MECHANICAL CODE (2019)
 CALIFORNIA ELECTRICAL CODE (CEC 2019)

DEVELOPMENT SUMMARY

THIS PROJECT INCLUDES 8 HISTORIC BUNGALOWS CURRENTLY BEING USED AS SHORT-TERM RENTALS. BUILT IN 1926 AND RESTORED IN 2017. NO PROPOSED DEVELOPMENT OR ALTERATIONS TO THE SITE. APPLYING FOR A CONDITIONAL USE PERMIT FOR HOTEL USE.

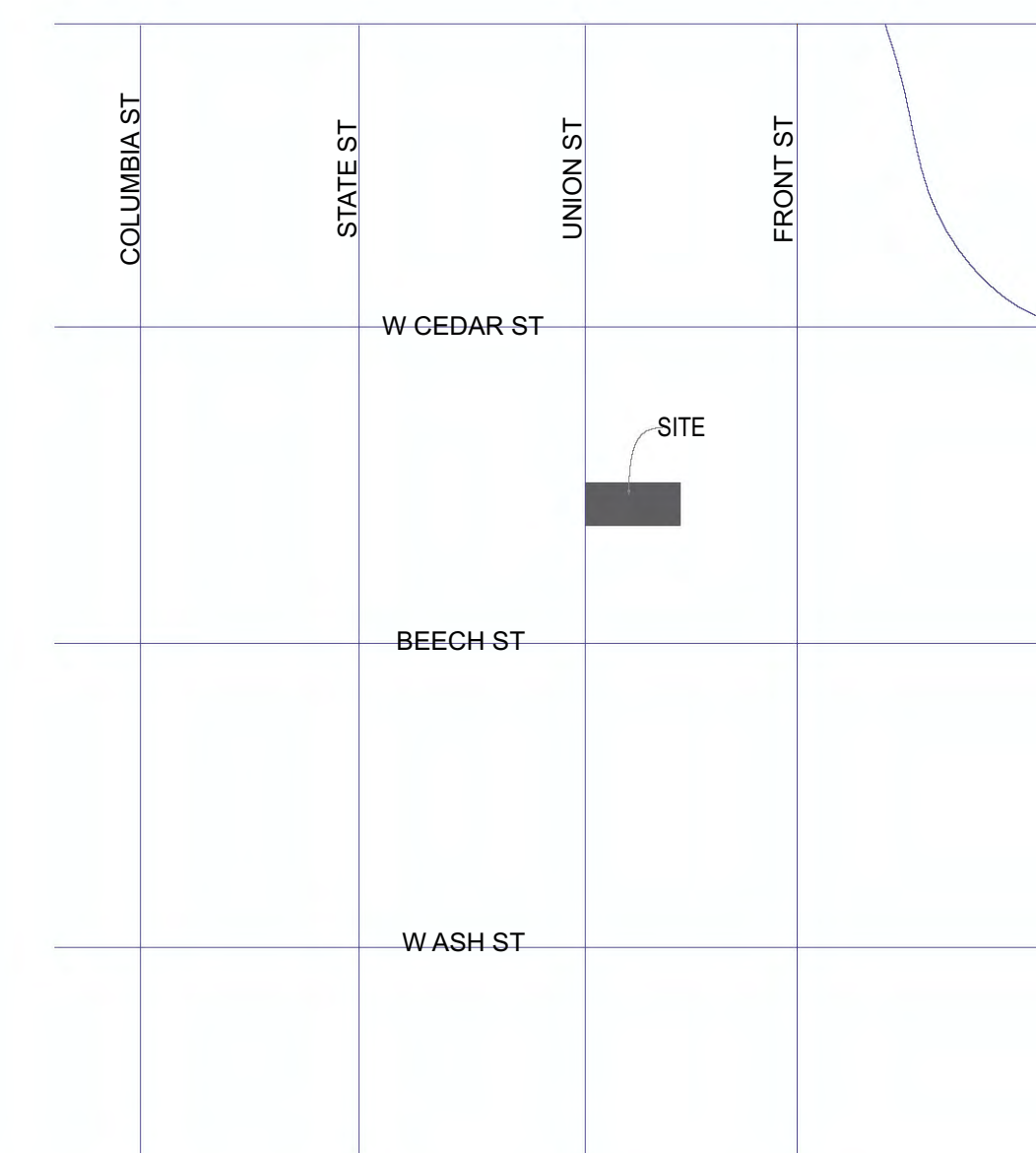
USE OF BUILDING OR PROPERTY

EXISTING USE
 VISITOR ACCOMODATION
PROPOSED USE
 HOTEL

OVERLAY ZONE DESIGNATION

CHECK EACH APPLICABLE OVERLAY ZONE
 TRANSIT OVERLAY ZONE

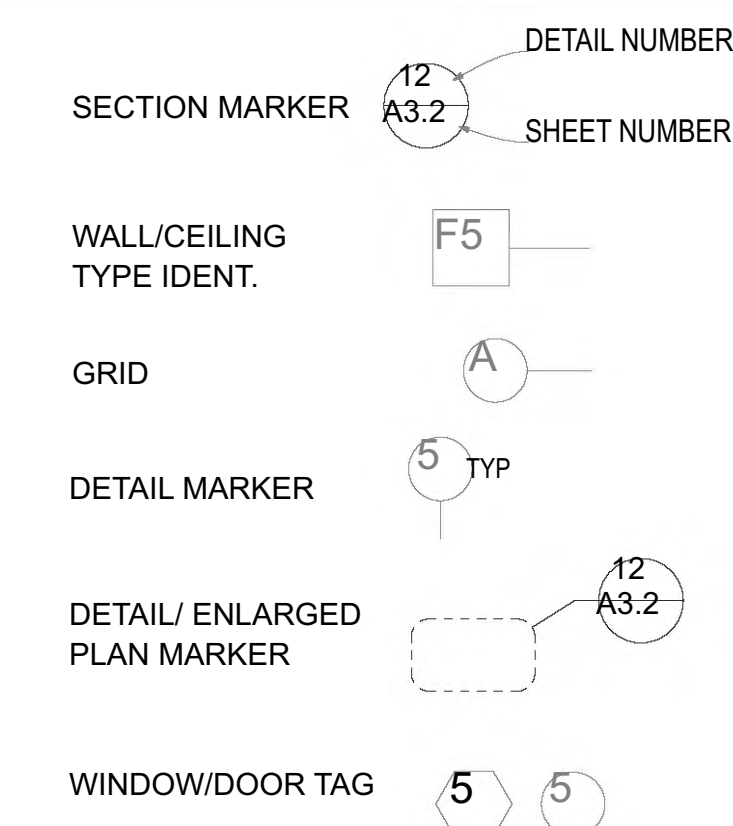
VICINITY MAP



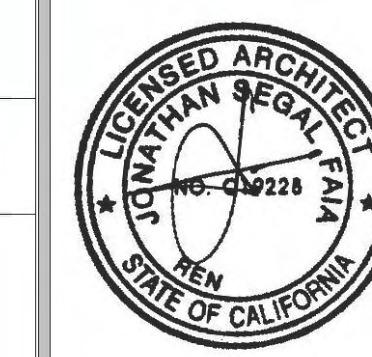
SHEET INDEX

T1.0	TITLE SHEET
T1.1	SURVEY
A0.0	SITE PLAN
A1.0	N,W,S,E ELEVATIONS
A1.1	COUTYARD ELEVATIONS

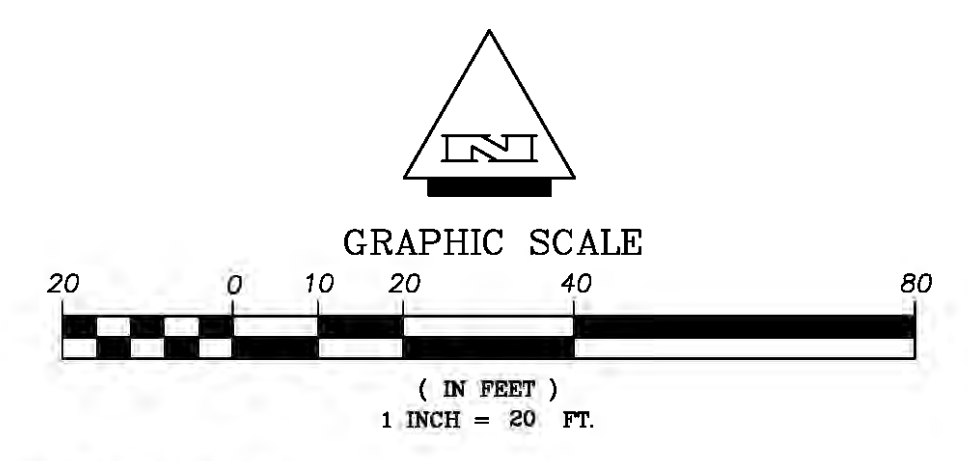
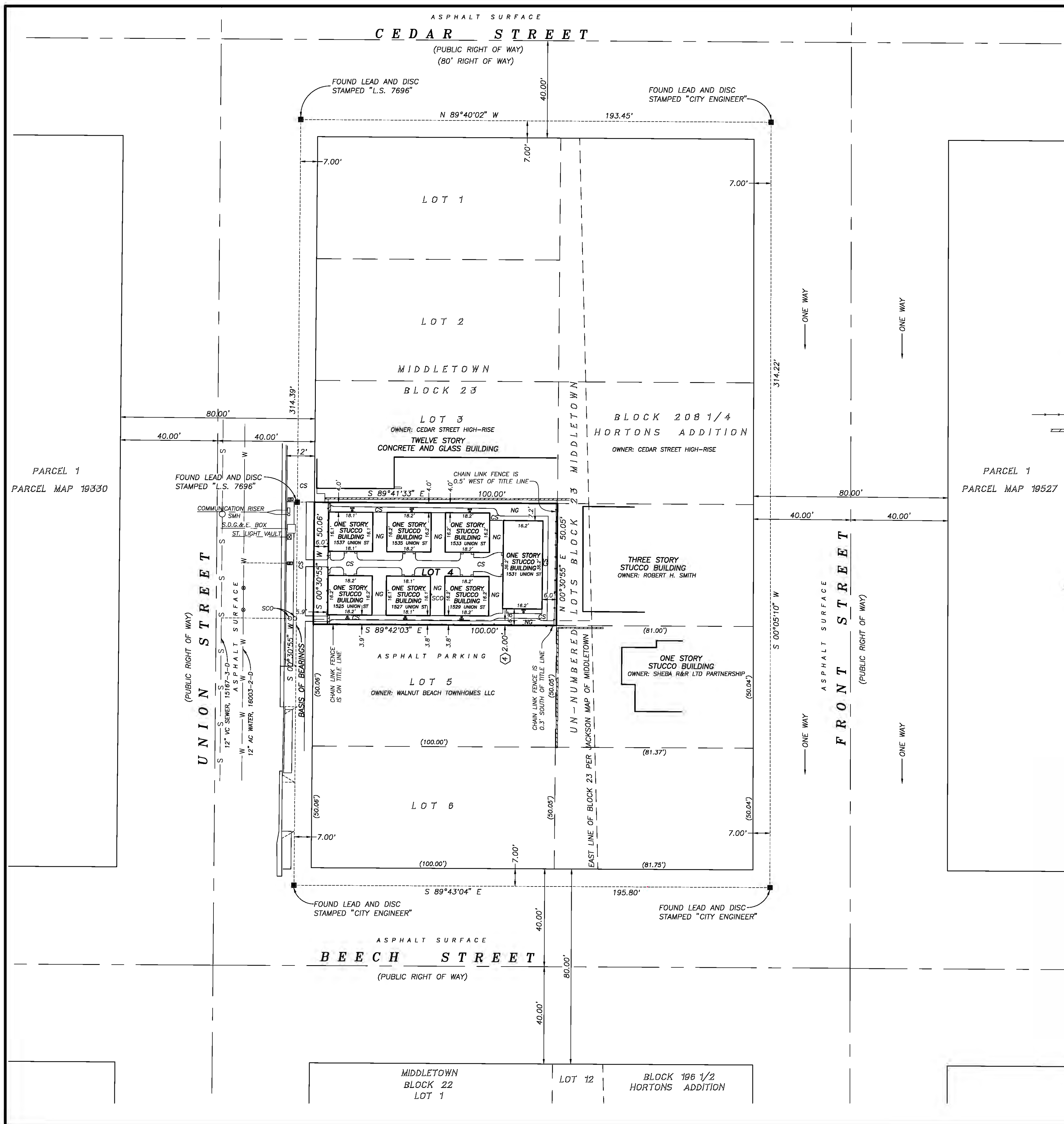
SYMBOL LEGEND



BUNGALOWS
 1535 Union Street San Diego CA 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:
 TITLE SHEET
 SCALE:
 DATE: 4/20/2022
 REVISION 1: 6/8/2022
 REVISION 2: 6/29/2022
 REVISION 3: 7/12/2022
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: _____ OF _____
 SHEET NAME:



LEGAL DESCRIPTION:

LOT 4 IN BLOCK 23 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON, ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY.

NOTES REGARDING PRELIMINARY TITLE REPORT:

THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY IS BASED ON INFORMATION FURNISHED IN TICOR TITLE, PRELIMINARY REPORT, ORDER NO. 00453568-988-DN1, DATED AS OF JANUARY 17, 2017.

- 4. ITEM NO. 4 OF SAID REPORT REFERS TO AN EASEMENT GRANTED TO K.J. MC RAE FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1912 IN BOOK 553, PAGE 116 OF DEEDS. PLOTTED HERON.
- 5. ITEM NO. 5 OF SAID REPORT INDICATES THE PROPERTY IS INCLUDED WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA, RECORDED MAY 12, 1992 AS INSTRUMENT NO. 92-0287642 OF OFFICIAL RECORDS. DOCUMENTS MODIFYING THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, RECORDED JANUARY 27, 1995 AS INSTRUMENT NO. 1995-0038806 AND DECEMBER 6, 1999 AS INSTRUMENT NO. 1999-0794656, BOTH OF OFFICIAL RECORDS. AFFECTS THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
- 6. ITEM NO. 6 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO ORDINANCE NUMBER 0-18374, AS ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO ESTABLISHING THE LITTLE ITALY BUSINESS IMPROVEMENT DISTRICT PURSUANT TO THE PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1989, RECORDED JANUARY 1, 1997 AS INSTRUMENT NO. 1997-0023908 OF OFFICIAL RECORDS. AFFECTS THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.
- 7. ITEM NO. 7 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO A DOCUMENT ENTITLED "NOTICE OF ABATEMENT PROCEEDINGS", RECORDED APRIL 25, 2016 AS INSTRUMENT NO. 2016-0191571 OF OFFICIAL RECORDS. AFFECTS THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.

LEGEND:

- INDICATES FOUND LEAD AND DISC LABELED AS SHOWN
- ⊗ INDICATES WATER METER
- ⊕ INDICATES GAS METER/VALVE
- CS INDICATES CONCRETE SURFACE
- NG INDICATES NATURAL GROUND
- INDICATES CHAIN LINK FENCE
- ▬▬▬ INDICATES BLOCK WALL
- SCD INDICATES SEWER CLEAN OUT
- SMH INDICATES SEWER MANHOLE

BUILDING FOOTPRINT AREAS:

- 1525 UNION STREET = 293.8 SQUARE FEET
- 1527 UNION STREET = 292.6 SQUARE FEET
- 1529 UNION STREET = 293.8 SQUARE FEET
- 1531 UNION STREET = 586.4 SQUARE FEET
- 1533 UNION STREET = 295.3 SQUARE FEET
- 1535 UNION STREET = 293.9 SQUARE FEET
- 1537 UNION STREET = 292.4 SQUARE FEET

PROPERTY NOTES:

- 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SEVEN FOOT OFF SET LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF UNION STREET AS SHOWN ON CORNER RECORD 28255. I.E. N 00°30'55" E
- 2. THERE ARE NO STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY.
- 3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073C1885G, WITH A DATE OF IDENTIFICATION OF MAY 16, 2012, FOR COMMUNITY NO. 060295, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- 4. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 5,005.68 SQUARE FEET/0.1149 ACRE.

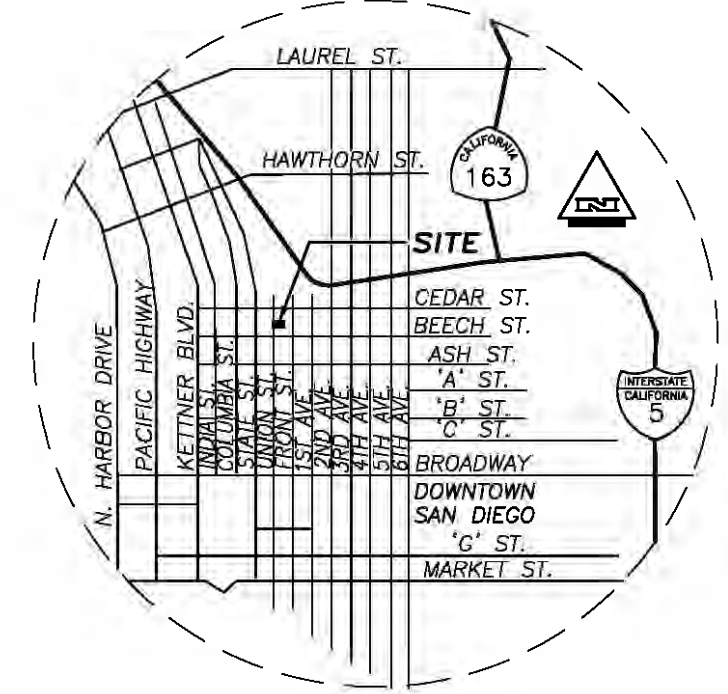
SURVEYORS CERTIFICATE:

TO JONATHAN SEGAL ARCHITECT; AND TICOR TITLE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2017.

DATE OF PLAT: MARCH 2, 2016.

Robert J. Bateman
 ROBERT J. BATEMAN
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 7046
 EMAIL: rbateman@sdise.com



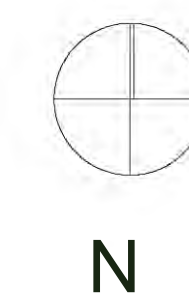
ZONING DATA	
NAME	CCPD-R
CENTRE CITY PLANNED DISTRICT:	
RESIDENTIAL EMPHASIS-(R)	

A.L.T.A./N.S.P.S. LAND TITLE SURVEY		
For the exclusive use of:		
JONATHAN SEGAL ARCHITECT 3000 UPAS STREET, SUITE 100 SAN DIEGO, CALIFORNIA 92104		
San Diego Land Surveying & Engineering, Inc.		
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 03-02-2017	Revised:	Revised:
Scale: 1"=20'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Union St 1525 ALTA	A.P.N. 533-342-04	

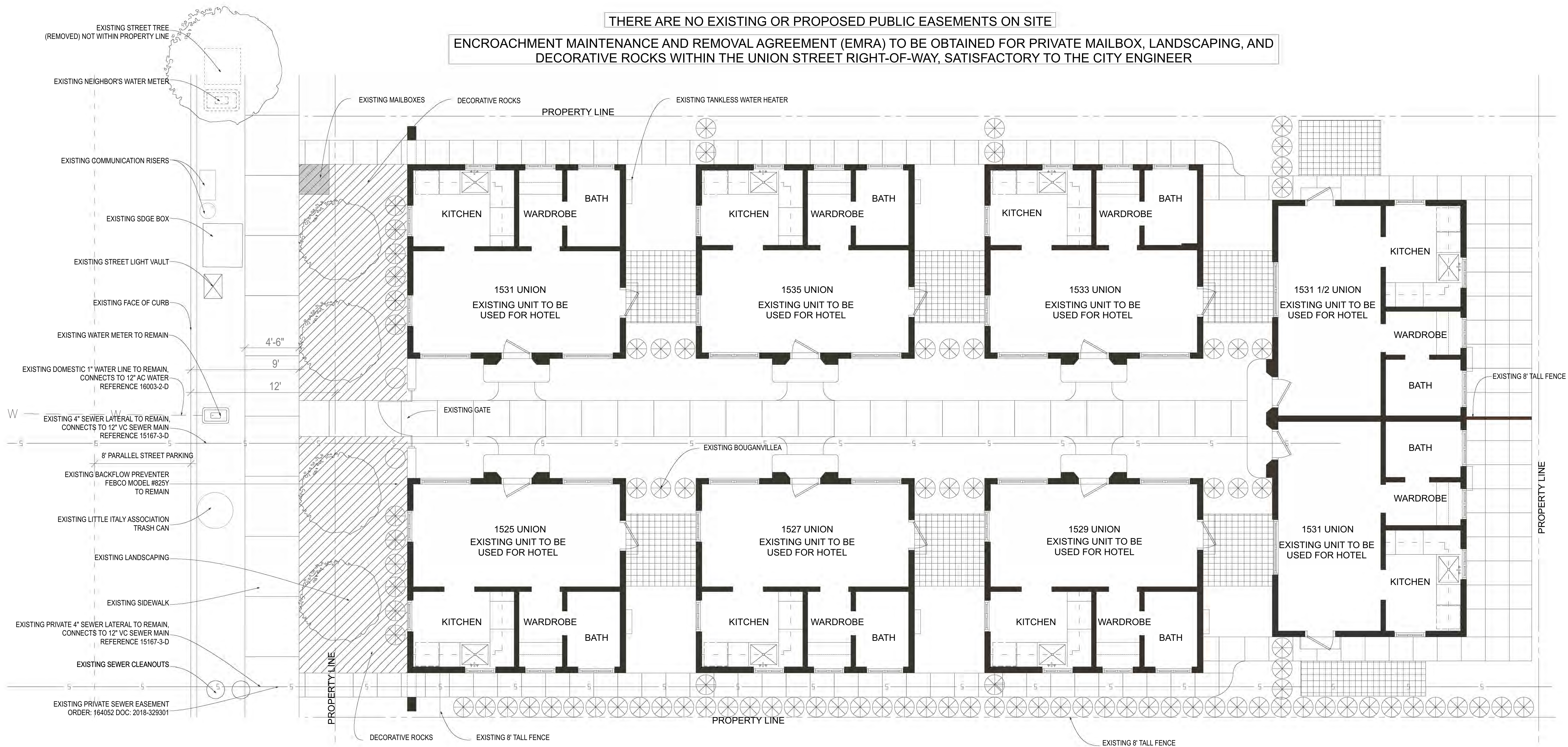
BUNGALOWS
 1535 Union Street San Diego CA 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE: _____
 SURVEY _____
 SCALE: _____
 DATE: 4/20/2022
 REVISION 1: 6/8/2022
 REVISION 2: 6/29/2022
 REVISION 3: 7/12/2022
 REVISION 4: _____
 REVISION 5: _____
 REVISION 6: _____
 SHEET: _____ OF _____
 SHEET NAME: _____



THERE ARE NO EXISTING OR PROPOSED PUBLIC EASEMENTS ON SITE
 ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) TO BE OBTAINED FOR PRIVATE MAILBOX, LANDSCAPING, AND DECORATIVE ROCKS WITHIN THE UNION STREET RIGHT-OF-WAY, SATISFACTORY TO THE CITY ENGINEER



- EXISTING STREET TREE (REMOVED) NOT WITHIN PROPERTY LINE
- EXISTING NEIGHBOR'S WATER METER
- EXISTING COMMUNICATION RISERS
- EXISTING SDGE BOX
- EXISTING STREET LIGHT VAULT
- EXISTING FACE OF CURB
- EXISTING WATER METER TO REMAIN
- EXISTING DOMESTIC 1" WATER LINE TO REMAIN, CONNECTS TO 12" AC WATER REFERENCE 16003-2-D
- EXISTING 4" SEWER LATERAL TO REMAIN, CONNECTS TO 12" VC SEWER MAIN REFERENCE 15167-3-D
- 8' PARALLEL STREET PARKING
- EXISTING BACKFLOW PREVENTER FEBCO MODEL #825Y TO REMAIN
- EXISTING LITTLE ITALY ASSOCIATION TRASH CAN
- EXISTING LANDSCAPING
- EXISTING SIDEWALK
- EXISTING PRIVATE 4" SEWER LATERAL TO REMAIN, CONNECTS TO 12" VC SEWER MAIN REFERENCE 15167-3-D
- EXISTING SEWER CLEANOUTS
- EXISTING PRIVATE SEWER EASEMENT ORDER: 164052 DOC: 2018-329301

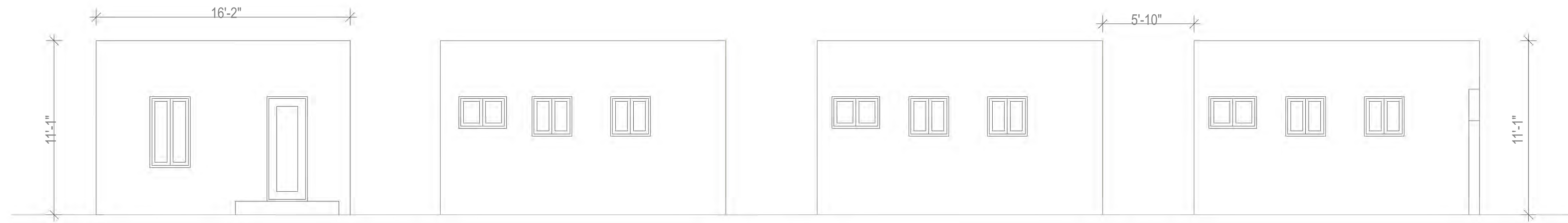
BUNGALOWS
 1535 Union Street San Diego CA 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



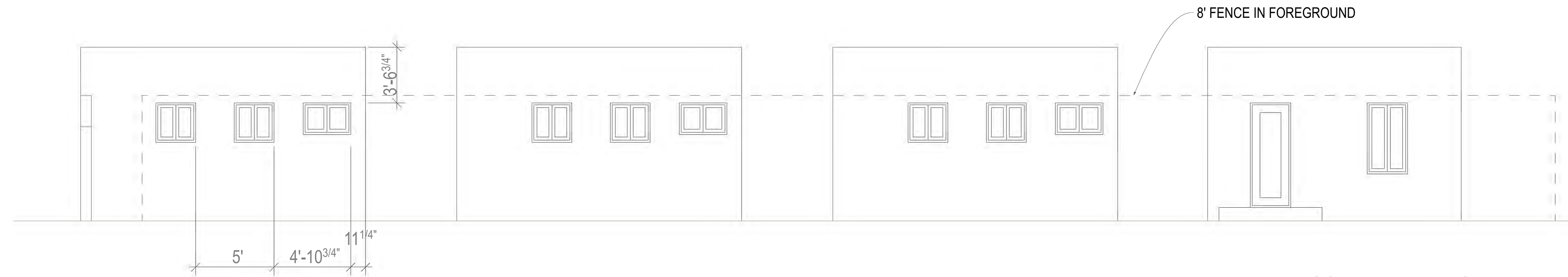
SHEET TITLE:
 SITE PLAN
 SCALE:
 DATE: 4/20/2022
 REVISION 1: 6/8/2022
 REVISION 2: 6/29/2022
 REVISION 3: 7/12/2022
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: OF
 SHEET NAME:

SITE PLAN
 SCALE: 1/4"=1'-0"

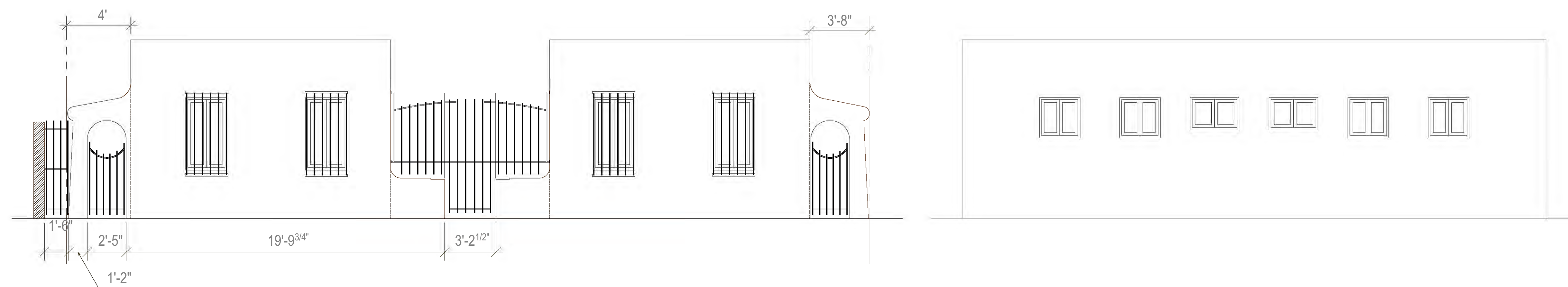
A0.0



NORTH ELEVATION



SOUTH ELEVATION



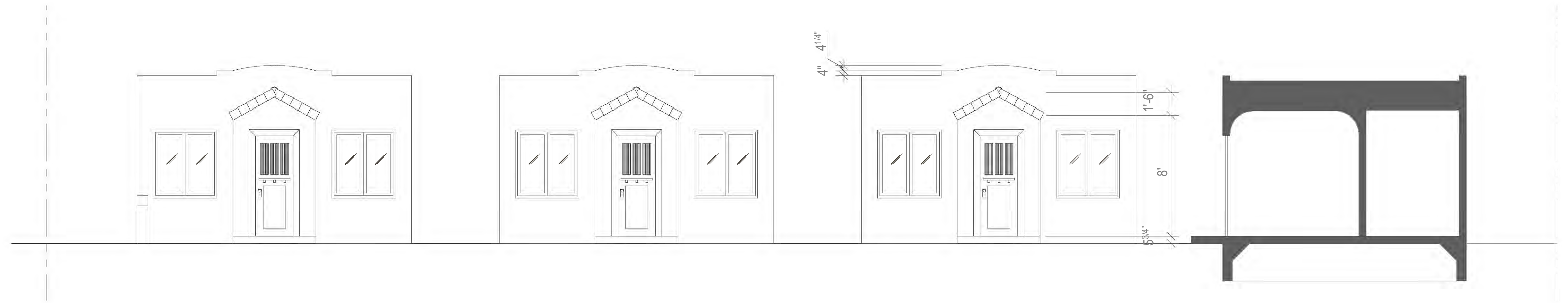
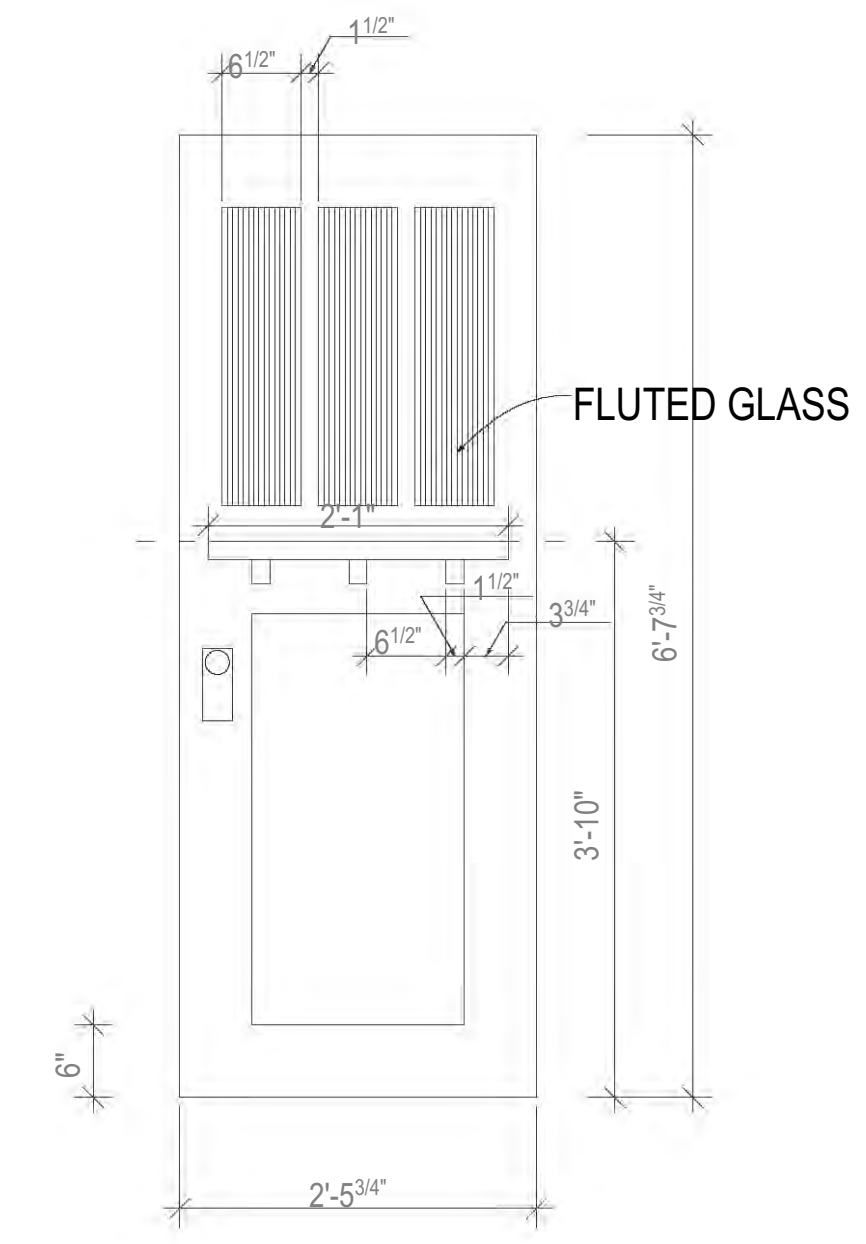
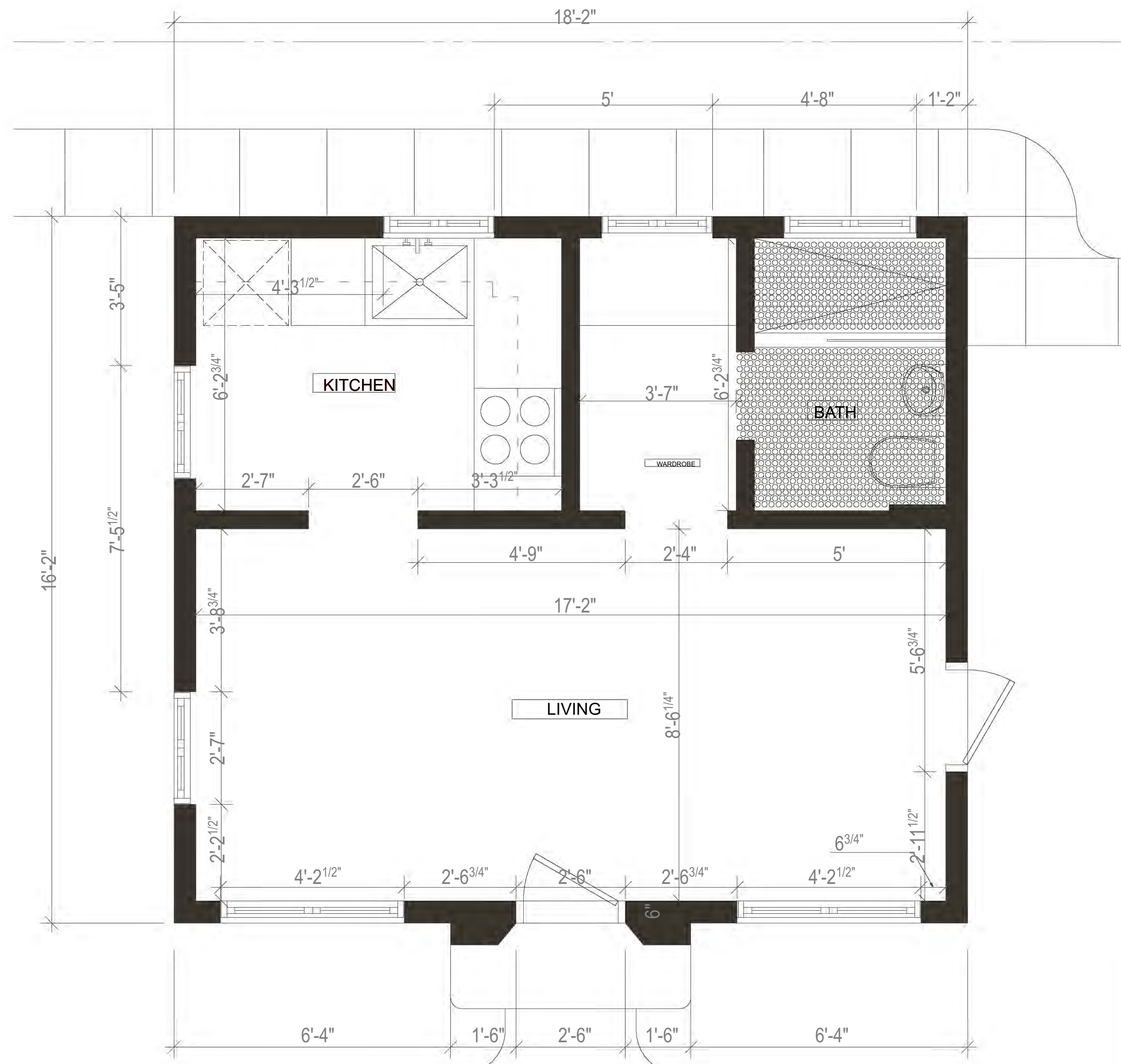
WEST ELEVATION

EAST ELEVATION

BUNGALOWS
 1535 Union Street San Diego CA 92101
 JONATHAN SEGAL / FAIA
 3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:
 N, S, E, W ELEVATIONS
 SCALE:
1/4"=1'0"
 DATE: 4/20/2022
 REVISION 1: 6/8/2022
 REVISION 2: 6/29/2022
 REVISION 3: 7/12/2022
 REVISION 4:
 REVISION 5:
 REVISION 6:
 SHEET: ___ OF ___
 SHEET NAME:



BUNGALOWS
1535 Union Street San Diego CA 92101
JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104



SHEET TITLE:
COURTYARD
ELEVATIONS
SCALE:
DATE: 4/20/2022
REVISION 1: 6/8/2022
REVISION 2: 6/29/2022
REVISION 3: 7/12/2022
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: OF
SHEET NAME: