



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 15, 2020 REPORT NO. HO-20-016

HEARING DATE: April 22, 2020

SUBJECT: G3 MAP WAIVER, PROCESS THREE

PROJECT NUMBER: [644614](#)

OWNER/APPLICANT: Len Goldberg/Maggie Roland Associates

### SUMMARY

Issue: Should the Hearing Officer approve the conversion of two dwelling units currently under construction into condominium units, located at [3060 G Street](#) in the Southeastern San Diego Community Planning Area?

Staff Recommendation: APPROVE Tentative Map Waiver No. 2339316.

Community Planning Group Recommendation: On November 19, 2019, the Southeastern San Diego Community Planning Group voted 11-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 26, 2019, and the opportunity to appeal that determination ended December 11, 2019 (Attachment 6).

### BACKGROUND

The 0.086-acre site is located at 3060 G Street (Attachment 1), in the RM-2-5 zone and the Residential - Medium (15-29 du/ac, Attachment 2) land use designation within the [Southeastern San Diego Community Plan](#). The building was previously approved via Neighborhood Development Permit 2070334 and Building Permits 2268676 and 2268678 and is currently under construction. Adjacent properties are also zoned RM-2-5, and are designated and developed with residential uses. On the other side of G Street, to the south, is commercial property occupied by ARC of San Diego, a social services organization. That property is zoned CC-3-6 and designated Community Mixed Use-Medium (30-44 du/ac) by the Southeastern San Diego Community Plan.

## DISCUSSION

The proposed project proposes a waiver of the requirement to file a tentative map for the creation of two new condominium units (currently under construction) per SDMC [125.0120\(b\)\(1\)](#). The project requires a Process Three Hearing Officer decision, which is appealable to the Planning Commission.

When complete, the two units will provide four parking spaces. The project under construction complies with all applicable sections of the Municipal Code, with the exception of tandem parking, which was granted by Neighborhood Development Permit 2070334. No deviations are requested with this Map Waiver.

According to SDMC Section 125.0123, Findings for a Tentative Map Waiver, the decision maker may approve a Tentative Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

## CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The project conforms to both the Southeastern San Diego Community Plan and the General Plan. Staff has provided draft findings and conditions (Attachment 4) and recommends the Hearing Officer approve the project as proposed.

## ALTERNATIVES

1. Approve Tentative Map Waiver No. 2339316 with modifications.
2. Deny Tentative Map Waiver No. 2339316, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Travis Cleveland  
Development Project Manager

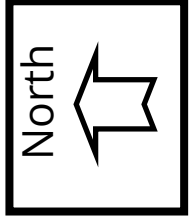
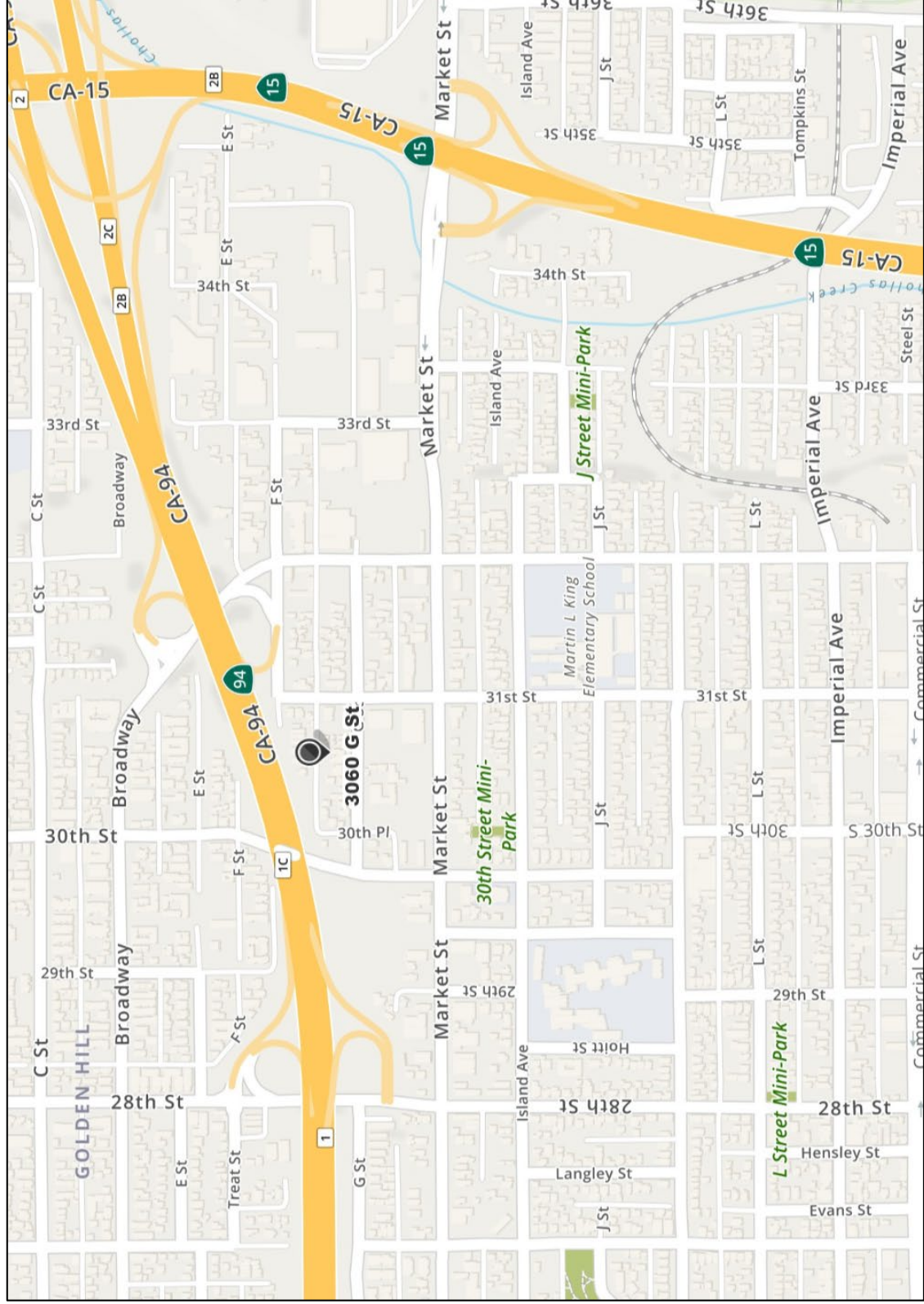
## Attachments:

1. Project Location
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution with Findings and Conditions
5. Tentative Map Waiver Exhibit

6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement

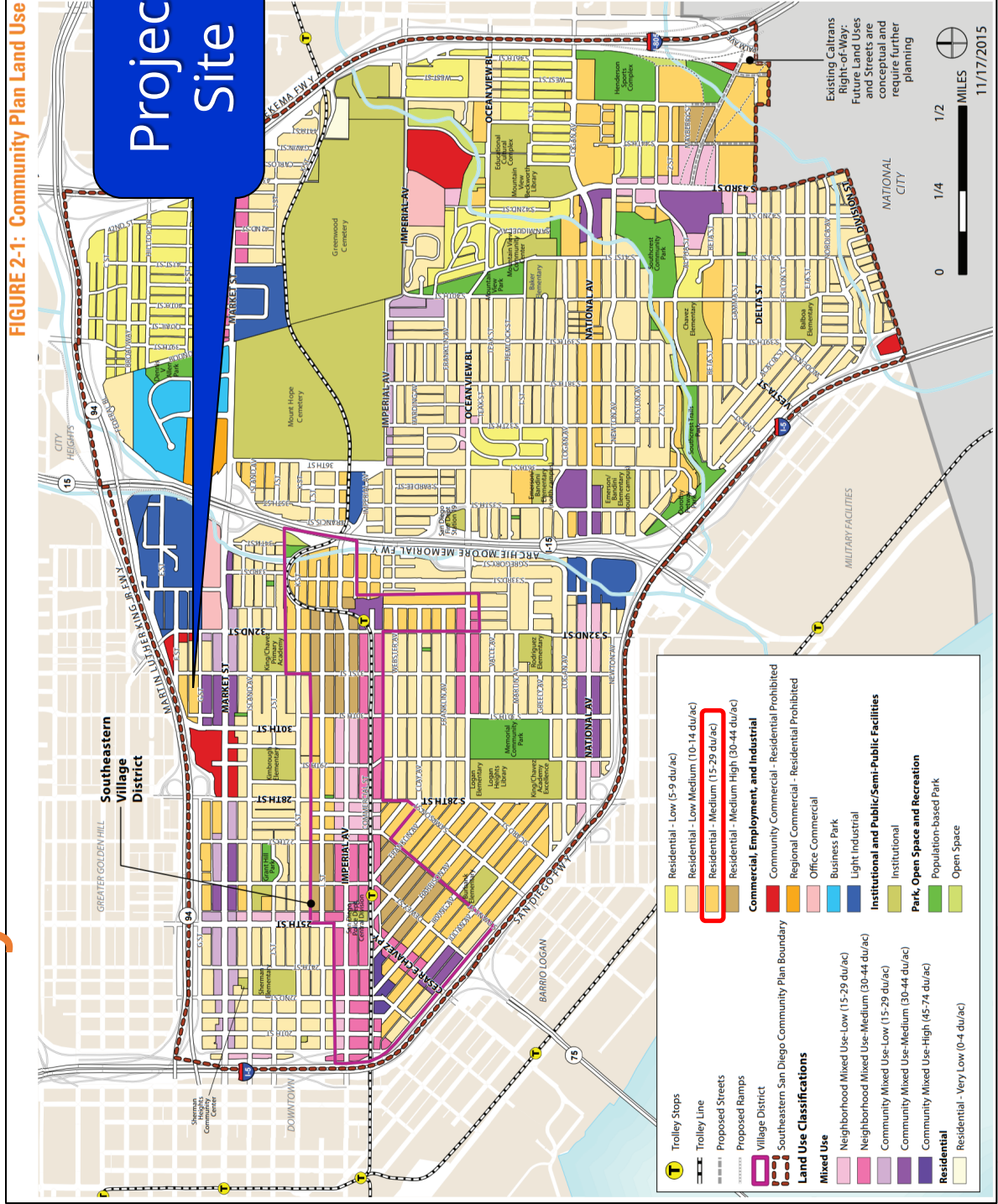


# Project Location Map

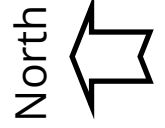


# Community Plan

# Project Site



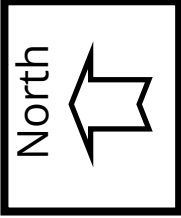
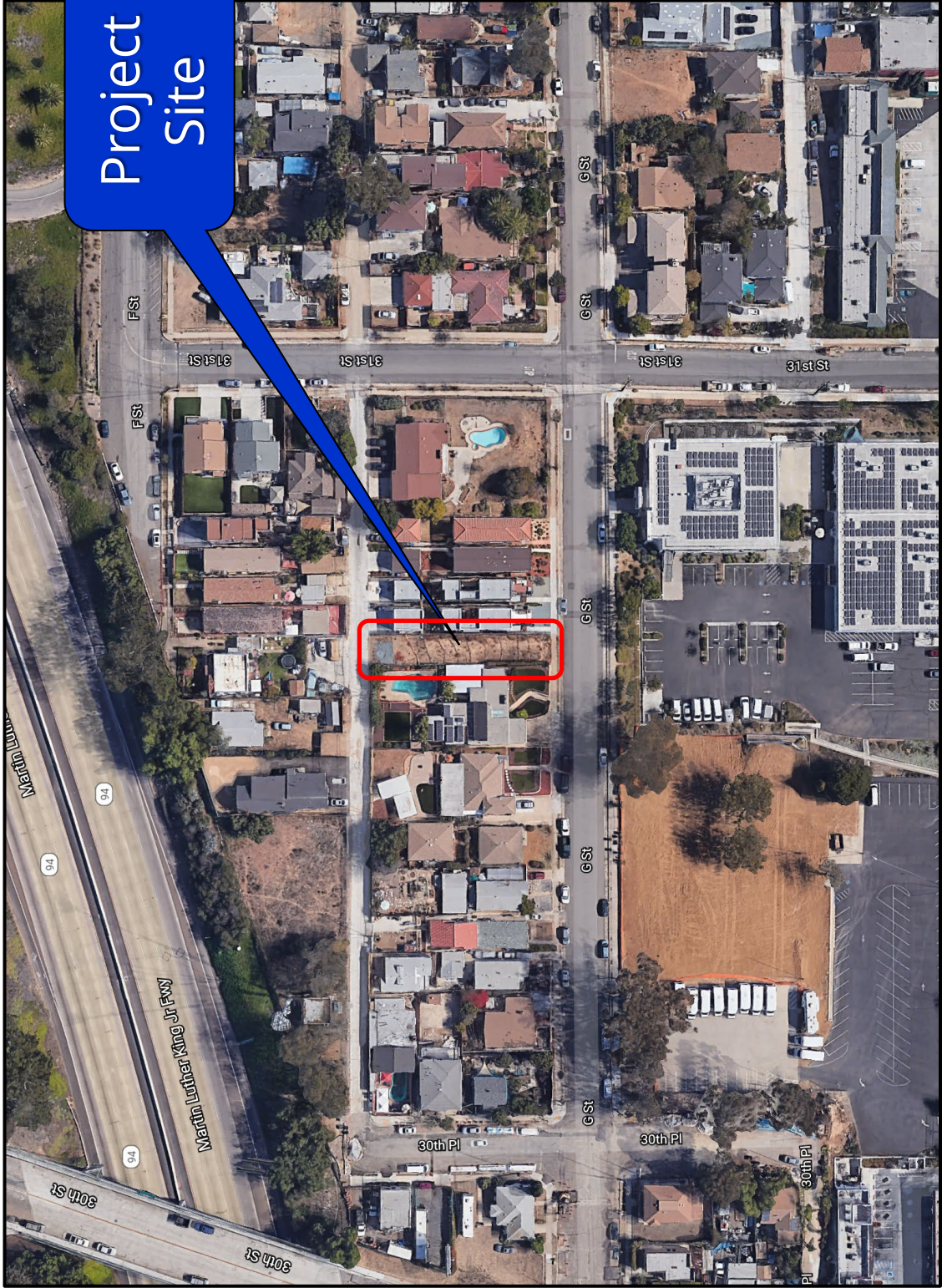
**G3 Map Waiver, Project Number 644614**  
**3060 G Street**







# Aerial Photo



**G3 Map Waiver, Project Number 644614**  
**3060 G Street**

RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

**A RESOLUTION OF THE HEARING OFFICER  
ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO.  
2339316 FOR THE G3 MAP WAIVER  
PROJECT NO. 644614**

WHEREAS, CALI VENTURES, LLC, Subdivider, and METROPOLITAN MAPPING, SURVEYOR, submitted an application with the City of San Diego for Map Waiver No. 2339316, to waive the requirement for a Tentative Map for the creation of two condominium units currently under construction. The 0.086-acre site is located at 3060 G Street in the RM-2-5 zone and the Residential - Medium (15-29 du/ac) land use designation within the Southeastern San Diego Community Plan area. The property is legally described as: LOT 40 INCLUSIVE, IN BLOCK 97 OF E. W. MORSE'S SUBDNISION OF PUEBLO LOT 1150 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871.

ALSO ALL THAT PORTION OF THE NORTH 10 FEET OF G STREET ADJOINING SAID LOT ON THE SOUTH, AS CLOSED APRIL 30, 1917 BY RESOLUTION NO. 22650 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO; and

WHEREAS, the Map proposes the subdivision of a 0.086-acre lot into one (1) lot for a two-unit condominium development; and

WHEREAS, on November 26, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15305, Minor Alterations in Land Use

Limitations, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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

WHEREAS, the project consists of two units under construction for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on March 18, 2020, the Hearing Officer of the City of San Diego considered Map Waiver No. 2339316, and pursuant to section 125.0122 of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer, having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 2339316:

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

The project proposes the creation of two new condominium units which are currently under construction. The 0.086-acre site is located at 3060 G Street in the RM-2-5 zone and the Residential - Medium (15-29 du/ac) land use designation within the Southeastern San Diego Community Plan



area. All adjacent properties are located within the same zone and land use designation. Commercial property zoned CC-3-6 and designated Community Mixed Use-Medium (30-44 du/ac) is located across the street to the south.

The project is consistent with Southeastern San Diego Community Plan goals and policies, including Policy P-LU-14: Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project is a subdivision only and does not facilitate any additional development.

The condominium units were previously approved in compliance with all applicable development regulations, including a deviation to allow tandem parking. Future purchasers of the units will be required to observe the requirements of the RM-2-5 zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The project is a subdivision only and does not facilitate any additional development. The infill project site is located in a developed area. The project would continue to front on G Street, taking vehicular access from the alley to the rear of the property. No additional development is proposed with this map waiver. Future operations at the site would be required to comply with Land Development Code Regulations and construction permit requirements. The site is in a developed, urban neighborhood with no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the subdivision to create two condominium units is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project is a subdivision only and does not facilitate any additional development. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. The project was determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat.

**5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.**

This project is in a developed, urban neighborhood and does not propose or facilitate any additional development. The Tentative Map Waiver was reviewed and determined to comply with the Municipal Code and Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approval, including utility undergrounding, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code.

The developed project site is served by existing utilities and access to the site is provided via an existing alley. The frontage is developed with existing curb, gutter, and sidewalk that would remain. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The site will continue to be accessed from the existing public street which is developed with curb, gutter, and sidewalk. Future development would be required to comply with Land Development Code Regulations and Building Permit requirements and there are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed condominium subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The project proposes no additional development, and future development would be required to comply with Land Development Code Regulations and Building Permit requirements, which includes setback and height limitations to ensure adequate natural light and air movement between the future structures. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The subdivision does not propose additional development; therefore, it is not anticipated to have employment or housing impacts beyond those which have already occurred. Future development on the property would be subject to the underlying zone regulations at the time of the application. The site is served by existing public infrastructure, including developed rights-of-way and utility lines. Impacts to environmental resources would be avoided because the site is in a developed, urban neighborhood and does not contain nor is adjacent to such resources. Therefore,

there would be no additional demand for public services or available fiscal and environmental resources associated with the creation of two new condominium units.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 2339316 is hereby granted to CALI VENTURES, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Travis Cleveland  
Development Project Manager  
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

## ATTACHMENT 4

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2339316  
**G3 TM Waiver- PROJECT NO. 644614**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_

### **GENERAL**

1. This Tentative Map Waiver will expire March 18, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. Prior to the expiration of the Tentative Map Waiver (TMW), a Certificate of Compliance (COC) shall be recorded with the County Recorder.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Certificate of Compliance shall conform to the provisions of Tentative Map Waiver No. 2339316.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

### **MAPPING**

7. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
8. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."



## ATTACHMENT 4

9. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

10. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
11. Every Certificate of Compliance shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

### **ENGINEERING**

12. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 603711, including alley repaving.

### **INFORMATION:**

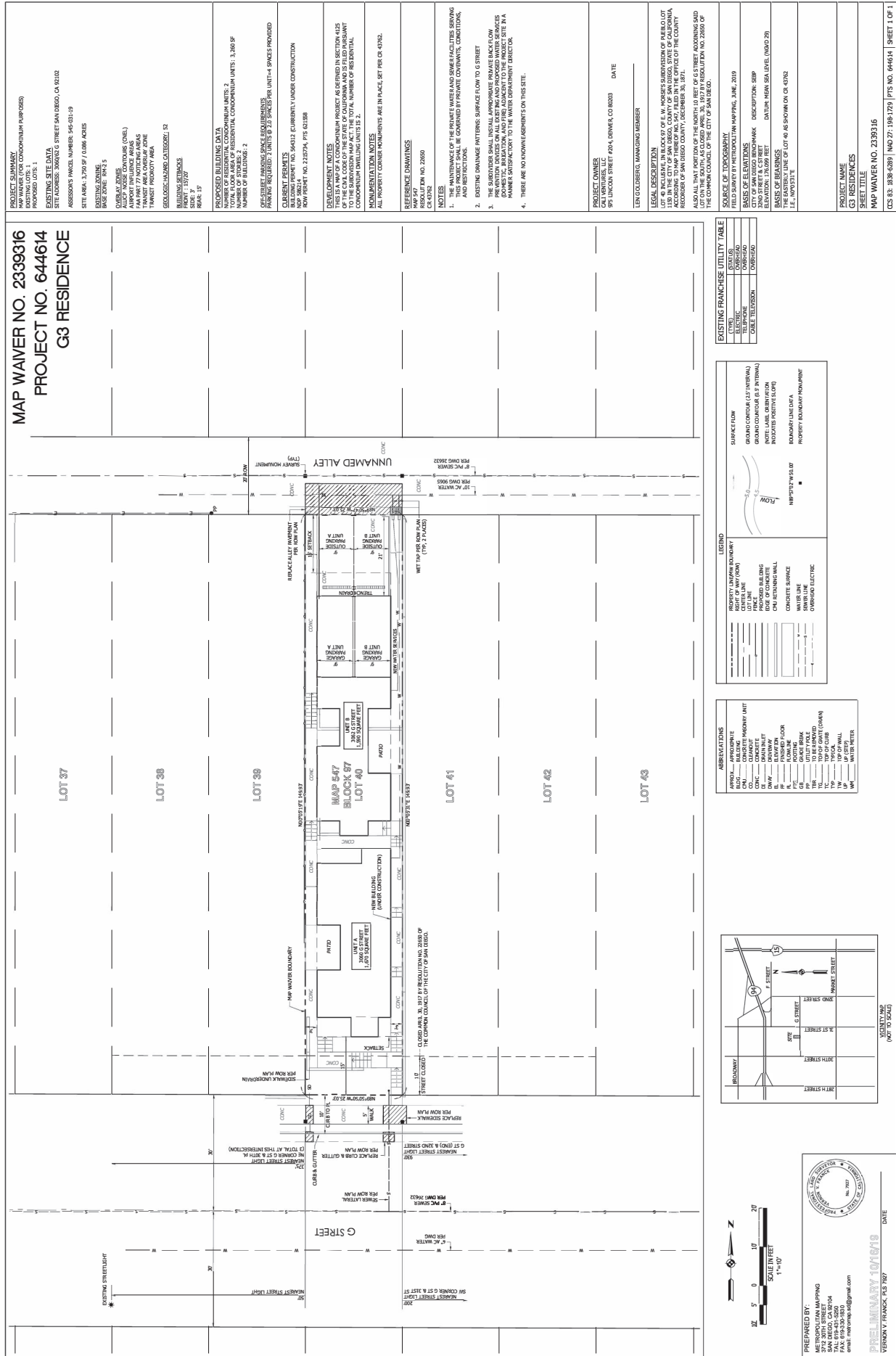
- The approval of this Tentative Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal

## ATTACHMENT 4

Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map Waiver, may protest the imposition within 90 days of the approval of this Tentative Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 12002110



## NOTICE OF EXEMPTION

## ATTACHMENT 6

(Check one or both)

TO: ☒ Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** G3 TM Waiver / 644614

**SCH No.:** N.A.

**Project Location-Specific:** 3060-3062 G Street, San Diego, California 92102

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A request for a TENTATIVE MAP WAIVER for the conversion of two single dwelling units currently under construction (PTS No. 586214) into two condominium units. No development is proposed with this project. The project site is located at 3060-3062 G Street. The 0.09-acre project site is designated Residential and zoned RM-2-5 within the Southeastern Community Plan area. Additionally, the project site is within the Airport Land Use Compatibility Plan Noise Contours (CNEL) (San Diego International Airport), the Airport Influence Area (San Diego International Airport- Review Area 1 and 2), the FAA Part 77 Noticing Area (San Diego International Airport), the Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Lot 40 inclusive in Block 97 of E. Morse's Subdivision of Pueblo Lot 1150 In the City of San Diego According to Map thereof No. 547.)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Maggie Roland, 3752 Park Boulevard #701, San Diego, California 92103, (619) 578-2916

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☐ Categorical Exemption: 15305 (Minor Alterations in Land Use Limitation)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15305 (Minor Alterations in Land Use Limitation) which allows for minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: M. Dresser


Telephone: (619) 446-5404



If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


  
\_\_\_\_\_  
Signature/Title      Senior Planner



December 12, 2019  
\_\_\_\_\_  
Date

Check One:

- (X) Signed By Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form Part 1</b>
Project Name: G3 TM Waiver	Project Number: 644614	Distribution Date: 11/19/2019	
<b>Project Scope/Location:</b> A request for a TENTATIVE MAP WAIVER for the conversion of two single dwelling units currently under construction (PTS No. 586214) into two condominium units. No development is proposed with this project. The project site is located at 3060-3062 G Street. The 0.09-acre project site is designated Residential and zoned RM-2-5 within the Southeastern Community Plan area.			
Applicant Name: Maggie Roland		Applicant Phone Number: 619-578-2916	
Project Manager: Castaneda, Hugo		Phone Number: (619)446-5220	Email Address: Hcastaneda@sanidiego.gov
<b>Project Issues (To be completed by Community Planning Committee for Initial Review):</b> No issues			
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

<b>Page 4</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>August 2018</b>	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form Part 2</b>	
Project Name: G3 TM Waiver		Project Number: 644614		Distribution Date: 11/19/2019	
Project Scope/Location: A request for a TENTATIVE MAP WAIVER for the conversion of two single dwelling units currently under construction (PTS No. 586214) into two condominium units. No development is proposed with this project. The project site is located at 3060-3062 G Street. The 0.09-acre project site is designated Residential and zoned RM-2-5 within the Southeastern Community Plan area.					
Applicant Name: Maggie Roland		Applicant Phone Number: 619-578-2916			
Project Manager: Castaneda, Hugo		Phone Number: (619)446-5220		Email Address: Hcastaneda@sandiego.gov	
Committee Recommendations (to be completed for Initial Review):					
None					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 11	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
None					
NAME: Steve Veach		TITLE: SSDPG Chair			
SIGNATURE: 		DATE: 11/19/2019			
Attach Additional Pages if Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
		<b>October 2017</b>	

**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:** G-3 TM Waiver **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 3060 & 3062 G Street

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. C2478715

☐ 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: Len Goldgerg ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 975 Lincoln Street, #204

City: Denver State: CO Zip: 80203

Phone No.: 303-520-8492 Fax No.: \_\_\_\_\_ Email: len@rubixgroup.com

Signature:  Date: 07/25/2019

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