



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 12, 2016 REPORT NO. HO-16-070

HEARING DATE: October 19, 2016

SUBJECT: HANGAR 5 - TM WAIVER. Process Three Decision

PROJECT NUMBER: [491814](#)

OWNER/APPLICANT: Front Street Lofts LLC /Sandy Pujji

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map Waiver to create a total of five residential condominium units (under construction) and to waive the requirement to underground existing overhead utilities at 2351-2359 Front Street within the Uptown Community Plan area?

Staff Recommendation: Approve Tentative Map Waiver No. 1729161 and waive the requirement to underground existing utilities.

Community Planning Group Recommendation: On September 6, 2016, the Uptown Planners voted 11-0-2 to approve the project (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 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 September 8, 2016, and the opportunity to appeal that determination ended September 22, 2016.

BACKGROUND

The 0.114-acre site is located at 2351-2359 Front Street (Attachment 1), in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area (Attachment 2). The project site consists of one existing lot, which would remain as one lot. Approving the Tentative Map Waiver (TMW) would create five residential condominiums.

The MR-1000 Zone allows residential development at a density of one unit per lot area, which would allow five units on the site. The Uptown Community Plan designates this site for Medium High Density Multi-Family Residential (29 – 44 dwelling units per acre), which would allow 3 to 5 dwelling units on the 0.114-acre site.

Therefore, the proposed five condominiums would be consistent with the Uptown Community Plan.

The three-story concrete building was approved under Building Permit Nos. 1410816, 1410824, 1410826, 1410828, Project No. 403593. The five units include four, one-bedroom units and one, two-bedroom unit. A total of eight onsite parking spaces are provided, in compliance with San Diego Municipal Code (SDMC) requirements.

DISCUSSION

The project proposes a TM Waiver for the subdivision of the site to create five (5) residential condominium units in one multi-family structure that is currently under construction, for a total of five (5) condominium units on the subject site. SDMC Section [125.0120](#) requires that a Tentative Map be processed for the subdivision of land. The Tentative Map request is a Process Three Hearing decision as outlined in SDMC Section [125.0122](#). According to SDMC Section [125.0123](#), Findings for Tentative Maps Waivers, the decision maker may approve a Tentative Map if they find that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC.

The applicant is requesting that the requirement to underground the existing offsite, overhead utilities be waived. SDMC Section 144.0242 allows the subdivider to apply for a waiver of the requirement to underground such utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined the underground waiver request qualifies for consideration pursuant to SDMC Section 144.0242(c)(1)(b) in that the conversion involves a short span of overhead utilities less than a full block in length and the conversion would not represent a logical extension to an underground facility. The applicant is required to underground any new service runs to any new or proposed structures and all onsite utilities within the subdivision per the conditions contained in the draft Tentative Map Resolution (Attachment 5).

The two power poles closest to the project site are located in the public right-of-way along Front Street and Kalmia Street. The City's Undergrounding Master Plan for Fiscal Year 2009 designates the site within Block 2b3, which currently has an estimated construction start date in 2047.

The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 15-02510, PTS No. 429500, including new curb/gutter, sidewalk, and driveway. New landscaping was also added to the project.

Conclusion

Staff has reviewed the request for a TM Waiver to create five residential condominium units (under construction) and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps Waivers. Staff believes the required findings can be supported and recommend the Hearing Office approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1729161, with modifications.
2. Deny Tentative Map Waiver No. 1729161, if the findings required to approve the project cannot be affirmed.

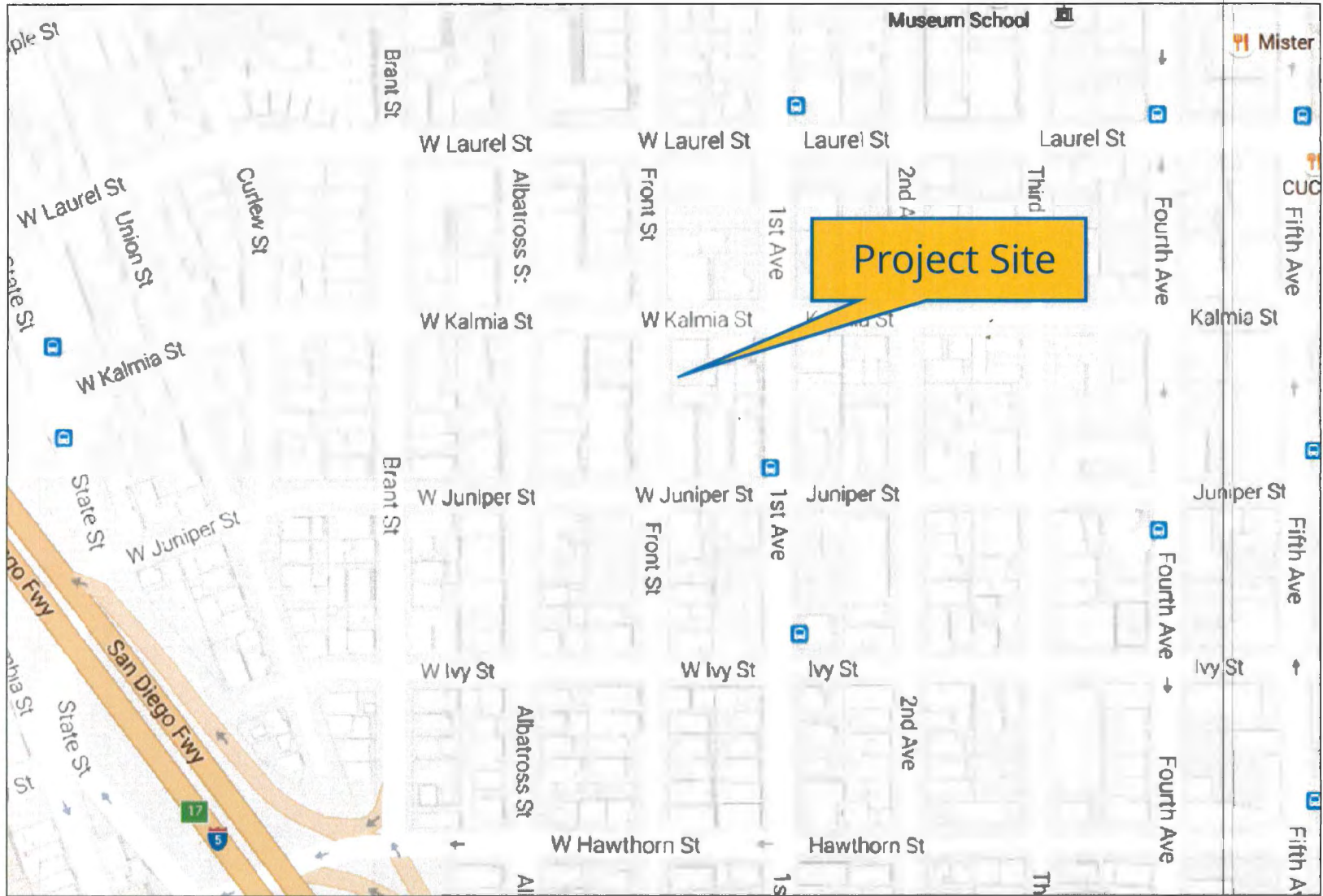
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Johnson', is written over a horizontal line.

Derrick Johnson, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Map Resolution
6. Draft Map Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure
10. Map Exhibit-Tentative Map Waiver
11. Site Photos



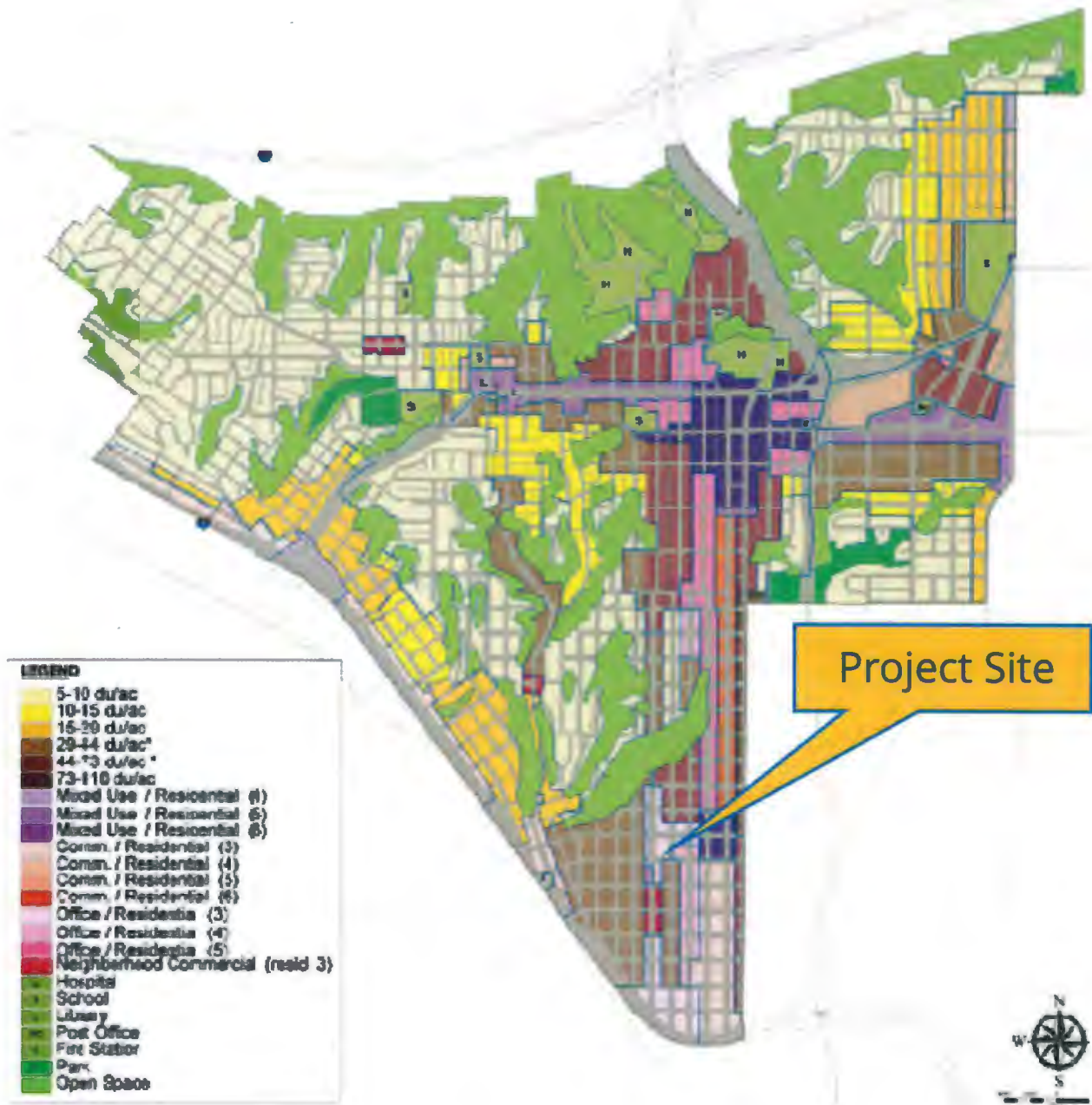
Project Location Map

Hangar 5 - TM Waiver/ 2351-2359 Front Street
Project No. 491814



ATTACHMENT 2

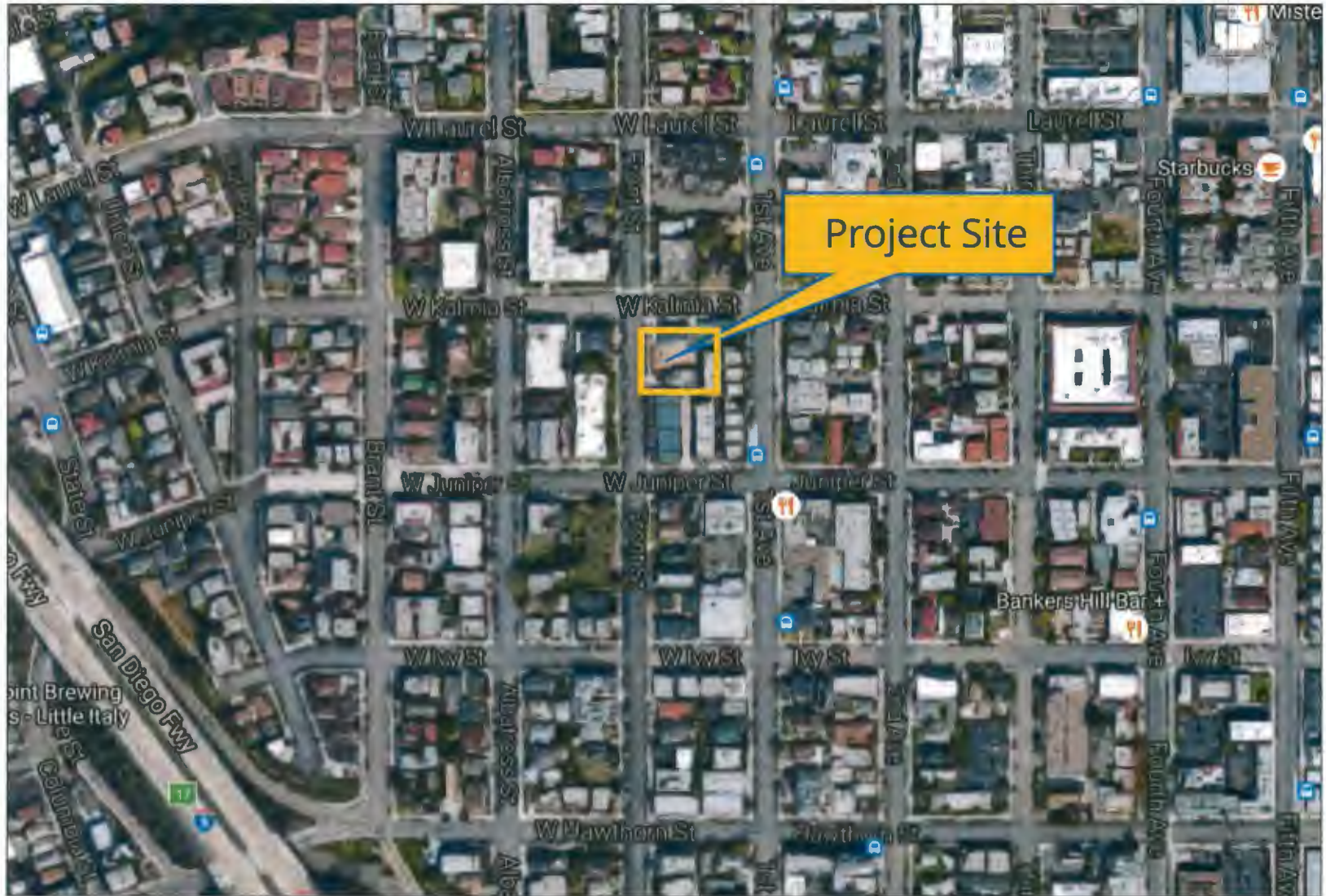
Uptown Community Plan Land Use



Land Use Map

Hangar 5 - TM Waiver/ 2351-2359 Front Street
Project No. 491814





Aerial Photo

Hangar 5 - TM Waiver/ 2351-2359 Front Street

Project No. 491814



PROJECT DATA SHEET		
PROJECT NAME:	Hangar 5 - TM Waiver	
PROJECT DESCRIPTION:	Process 3 Tentative Map Waiver to waive the requirements for a Tentative Map for the creation of five residential condominium units within a 10,965 sq ft, 3-story building with below grade parking (under construction – PTS No. 403593), and to waive the requirements to underground existing utilities at 2351-2359 Front St.	
COMMUNITY PLAN AREA:	Uptown	
DISCRETIONARY ACTIONS:	Tentative Map Waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium High Density Multi-Family Residential (29 – 44 dwelling units per acre)	
ZONING INFORMATION: ZONE: MR-1000 (Mid-City Communities Planned District) HEIGHT LIMIT: 40-ft; (50-ft above enclosed parking) LOT SIZE: 0.114-acre FLOOR AREA RATIO: 0.75 FRONT SETBACK: 10-feet SIDE SETBACK: 6-feet STREETSIDE SETBACK: 6-feet (not applicable) REAR SETBACK: 15-feet PARKING: 8 off-street spaces		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family; MR-1000	Multi-Family Residential
SOUTH:	Multi-Family; MR-1000	Single-Family Residential
EAST:	Neighborhood Professional - NP-1/NP-3	Multi-Family Residential
WEST:	Multi-Family; MR-1000	Multi-Family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 8, 2016, the Uptown Planners voted 22-0-0 to approve the project	

HEARING OFFICER
RESOLUTION NUMBER R-_____

TENTATIVE MAP WAIVER NO. 1729161, HANGAR 5-PROJECT NO.
491814

WHEREAS, Front Street Lofts LLC, a California Limited Liability Corporation, Subdivider, and Vernon Franck, Metropolitan Mapping, Surveyor submitted an application to the City of San Diego for a Tentative Map Waiver No. 1729161, and to waive the requirement to underground existing offsite overhead utilities. The 0.114-acre site is located at 2351-2359 Front Street, in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area. The property is legally described as; Lot B, Block 266 of Horton's Addition, Map by L.L. Locking; and

WHEREAS the Map proposes the Subdivision of a 0.114-acre site to create five residential condominiums under construction; and

WHEREAS, on September 8, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 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;

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; 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 five; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c)(1)(b) based on a short span of overhead facility (less than a full block in length) and that the span does not represent a logical extension to an underground facility; and

WHEREAS, on October 19, 2016, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1729161, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map Waiver No. 1729161:

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 a Tentative Map Wavier for the subdivision of the 0.114-acre site to create five residential condominium units. The 0.114-acre site is located at 2351-2359 Front Street, in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance, in the Uptown Community Plan area. The MR-1000 Zone allows residential development at a density of one unit per lot area, which would allow five units on the site. The Uptown Community Plan designates this site for Medium High Density Multi-Family Residential (29 – 44 dwelling units per acre), which would allow 3 to 5 dwelling units on the 0.114-acre site. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide four, one-bedroom units and one, two-bedroom unit in an area that largely consists of two- to three-bedroom units, thereby providing a wider variety of housing types. Therefore, the subdivision is consistent with the Uptown Community Plan and the General Plan.

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

The project proposes a Tentative Map Wavier for the subdivision of the 0.114-acre site to create five residential condominium units. The 0.114-acre site is located at 2351-2359 Front Street, in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance, in the Uptown Community Plan area. The MR-1000 Zone allows residential development at a density of one unit per lot area, which would allow five units on the site. The Uptown Community Plan designates this site for Medium High Density Multi-Family Residential (29 – 44 dwelling units per acre), which would allow 3 to 5 dwelling units on the 0.114-acre site. The project includes a request to waive the requirement to underground the existing offsite overhead utilities. The requested waiver of the requirement to underground the existing overhead utility facilities in the abutting public rights-of-way qualifies under the guidelines of Municipal Code Section 144.0242, Waiver of the Requirements to Underground Privately Owned Utility Systems and Service Facilities, in that the project involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. The project has been conditioned to underground any new service run to any new or proposed structures within the subdivision. The under-construction project was reviewed for conformance with the Mid-City Communities Planned District Ordinance MR-1000 Zone during the Building Permit plan check phase and conforms to the development regulations. The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. 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 proposes a Tentative Map Waiver for the subdivision of the 0.114-acre site to create five residential condominium units. The 0.114-acre site is located at 2351-2359 Front Street, in the MR-1000 Zone of the Mid-City Communities Planned District Ordinance, in the Uptown Community Plan area. The MR-1000 Zone allows residential development at a density of 29 – 44 dwelling units per acre, which would allow five units on the site.

The developed, urban, in-fill project site is located on a flat, previously graded parcel. The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit No. 15-02510, PTS# 429500, including new curb/gutter, sidewalk, and driveway. Therefore, the site 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 developed project site is located in an urban in-fill area and does not contain nor is it adjacent to any sensitive resources, Multiple Habitat Planning Area lands, Environmentally Sensitive Lands (ESL) or existing fish or wildlife habitats. The subdivision is categorically exempt from review under the California Environmental Quality Act.

Therefore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes a Tentative Map Waiver for the subdivision of the 0.114-acre site to create five residential condominium units. The development conforms to the development regulations of the zone and there are no zoning or planning issues with the proposed Tentative Map Waiver.

The project includes a request to waive the requirement to underground the existing offsite overhead utilities and all Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and other regulations governing construction, continued operation and health/life/safety requirements apply to this project.

The project is in compliance with the Municipal Code and the Subdivision Map Act and includes conditions and exhibits to ensure the provision of adequate parking, public improvements and compliance with the Land Development Code. The subdivision is categorically exempt from review under the California Environmental Quality Act. The project has been conditioned to construct public improvements, as shown on the approved construction plan for Right-of-Way Permit Nos. 15-02510, PTS# 429500, including new curb/gutter, sidewalk, and driveway. As such, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

There are no existing access easements located within the project boundaries, as shown on Tentative Map No. 1729161. As such, no conflict would occur with the recording of the subdivision, and there would be no conflicts with any easements acquired by the public at large for access through or use of the 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 project proposes a Tentative Map Waiver for the subdivision of the 0.114-acre site to create five residential condominium units.

The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a portion of the project's energy needs. Each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

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 infill project site is surrounded by existing development, consisting primarily of large multi-unit residential complexes. The Uptown Community Plan encourages a wide variety of housing types for all age, income and social groups. The project would provide four, one-bedroom units and one, two-bedroom unit in an area that largely consists of two- to three-bedroom units, thereby providing a wider variety of housing types.

The site is currently under construction. The project will be required to pay all applicable Developer Impact Fees (DIF), school fees, water/sewer connection fees and other impact fees at building permit issuance in accordance with the City's Public Facilities Financing Plan and Impact Fee Schedule. The project site is served by existing public infrastructure, including, water, sewer, electrical and gas lines. Impacts to available environmental resources would be avoided in that the in-fill urban site is surrounded by existing similar development and does not contain nor is adjacent to Environmentally Sensitive Lands. Additionally, the project was determined to be exempt from review under the California Environmental Quality Act (CEQA).

The decision maker has reviewed the administrative record including the project plans, environmental documentation and heard public testimony to determine 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 and found that the addition of five under construction condominium units is consistent with the housing needs anticipated for the Uptown Community Plan area. Therefore, 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 1729161, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to Front Street Lofts LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By 
Derrick Johnson (DJ)
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006735

ATTACHMENT 6

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO.1729161
HANGAR 5 - PROJECT NO. 491814
ADOPTED BY RESOLUTION NO. _____ ON NOVEMBER 2, 2016

GENERAL

1. This Map Waiver will expire November 2, 2019.
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 Tentative Map Waiver expiration date, a Certificate of Compliance to create five residential condominiums shall be recorded in the Office of the San Diego County Recorder.
4. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
5. 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.
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.

ENGINEERING

7. Prior to the recordation of the Certificate of Compliance, the Subdivider shall set monumentations and file a Corner Record in the office of the County Surveyor.
8. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 15-02510, PTS No. 429500 including new curb/gutter, sidewalk, and driveway.
9. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow 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

ATTACHMENT 6

located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

10. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

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 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 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 Map Waiver, may protest the imposition within 90 days of the approval of this 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

ATTACHMENT 6

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. 24006735

NOTICE OF EXEMPTION

(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: Hangar 5 Tentative Map Waiver

Project No. / SCH No.: 491814

Project Location-Specific: 2351-2359 Front Street, 9210, San Diego, CA 92101

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

Description of nature and purpose of the Project: The project proposes a Tentative Map Waiver to waive the requirements for a Tentative Map for the creation of five residential condominium units within a 10,965 square-foot, 3-story building with below grade parking (under construction), and to waive the requirements to underground existing utilities at 2351-2359 Front St. The 0.114 acre site is designated for multi-family use in the Uptown Community Plan and it is subject to the MR-1000 zone of the Mid-City Communities Planned District.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Aramy Kang
Pujji Development
P. O. Box 5000-104
Rancho Santa Fe, CA 92067
(858) 205-9515

FILED
Ernest J. Dronenburg Jr., Recorder County Clerk
SEP 21 2016
BY R. Morris
DEPUTY

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))
(X) Categorical Exemption: CEQA Section 15305 (Minor Alterations in Land Use Limitations)

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use density. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Anna L. McPherson AICP

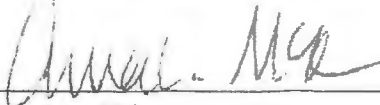
Telephone: (619) 446-5276

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

ATTACHMENT 7

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


Signature/Title

/Senior Planner

September 8, 2016

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Leo Wilson](#)
To: [Sandy Pujji](#); [Johnson, Derrick](#); [Maggie Roland](#)
Subject: Re: Hangar 5
Date: Friday, September 09, 2016 11:25:28 AM

~~Will have it ready by early next week. The meeting minutes will not be approved until the next board~~
meeting, but I can submit a memorandum of motion. The project was approved unanimously on consent, so the project can be scheduled for hearing if there are no other issues.

Leo Wilson,
Chair
Uptown Planners

From: Sandy Pujji <mrpujji@gmail.com>
To: Leo Wilson <leo.wikstrom@sbcglobal.net>; dnjohnson@sanidiego.gov; Maggie Roland <maggie@mrolandsd.com>
Sent: Friday, September 9, 2016 10:47 AM
Subject: Hangar 5

Hi Leo,
Have you turned in your recommendation to the city yet?
We are hoping to get on the next available agenda for a hearing.

Thank You,
Sandy Pujji
858-205-9515



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☒ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Hangar 5

Project No. For City Use Only

491814

Project Address:

2363 Front Street, San Diego, CA. 92101

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only) 491814
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print): Front St. Lofts LLC, a California limited liability company <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: P. O. Box 5000-104 City/State/Zip: Rancho Santa Fe, CA. 92067 Phone No: _____ Fax No: _____ 858-205-9515 Name of Corporate Officer/Partner (type or print): Rominder Pujji Title (type or print): Managing Member Signature : _____ Date: <u>5/23/16</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date: _____





