



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 6, 2017 REPORT NO. 17-053
HEARING DATE: June 15, 2017
SUBJECT: Kearny Mesa Community Plan Amendment Initiation for 8225 Aero Drive
PROJECT NUMBER: 549574
OWNER/APPLICANT: WCP Aero, LLC

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Kearny Mesa Community Plan to re-designate the land use from Industrial and Business Parks to a mixed-use designation that would allow for high-density residential and employment uses on a 3.8-acre site located at 8225 Aero Drive?

Staff Recommendation: **INITIATE the plan amendment process.**

Community Planning Group Recommendation: On May 17, 2017, the Kearny Mesa Planning Group voted 7-2-1 in support of initiating an amendment to the Kearny Mesa Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3: (Create and sustain a resilient and economically prosperous City).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: Processing costs would be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed land use amendment would re-designate the site to allow for high density residential mixed-use development with approximately 299 housing units. The applicant has indicated the inclusionary affordable housing fee will be paid pursuant to the Inclusionary Housing Ordinance (San Diego Municipal Code Section 142.1310).

BACKGROUND

The site is located at 8225 Aero Drive within the Kearny Mesa Community Planning Area (Attachment 2). Institutional uses (National University and a continuing education center) are located to the west and east of the site. To the south is a distribution center, and located to the north is a hotel with an onsite golf course.

The 3.8-acre site is designated as Industrial and Business Parks in the Kearny Mesa Community Plan (Attachment 3). The allowed uses include general industrial, business park, scientific research and development, and heavy commercial. Kearny Mesa is identified as a Subregional Employment Area in the General Plan and is intended to target new growth of employment uses. The General Plan encourages the creation of a diversity of employment opportunities in Subregional Employment Areas. The site and the surrounding area on Aero Drive is designated as Other Industrial Lands in the General Plan Economic Prosperity Element.

The applicant is requesting an amendment to the Community Plan in anticipation of a mixed-use, residential and commercial development with a daycare facility. The applicant noted that the project site is located in close proximity to institutional/educational and residential uses and nearby employment opportunities for hospital and medical offices. If initiated, the amendment to the Community Plan would be processed concurrently with other required discretionary actions required to allow residential development on the site.

The update to the Kearny Mesa Community Plan is in process, with staff conducting community outreach and finalizing existing conditions for the planning area. Generally, the Community Plan Update is anticipated to increase employment opportunities, identify areas appropriate for workforce housing, improve the circulation network to enhance multi-modal connections, and implement the City's Climate Action Plan. It is anticipated that the proposed amendment to the Community Plan and concurrent approvals would be processed prior to the completion of the Community Plan Update.

DISCUSSION

The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria can be met:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The General Plan's Economic Prosperity Element designates Kearny Mesa as a Subregional Employment Center, established to target new growth of employment uses. The Community Plan Update, as well as any proposed community plan amendments, are intended to preserve land for base sectors and consider mixed-use where appropriate. Additionally, new employment growth is encouraged in areas connected by transit to minimize the economic, social, and environmental costs of growth. Building on this framework, the Kearny Mesa Community Plan includes the following goals:

- Ensure the continued development of Kearny Mesa as a regional employment center, containing a mix of industrial, office, retail and compatible housing land uses
- Encourage the provision of a multi-modal transportation system that provides access to the entire community as efficiently as possible
- Create a sense of community identity by encouraging the provision of high quality urban design, complementary mixed uses and the provision of focal points that advertise Kearny Mesa as a regional employment center, consumer destination and a mix of other complementary uses that support these primary uses.
- Mixed-use projects containing residential development on urban infill sites should be encouraged where appropriate and where it furthers community and City land use and urban design policies.

The Kearny Mesa Community Plan describes the area around the proposed site for the amendment to the Community Plan as "...industrially designated but includes a variety of other uses such as office and various industrial uses." A study of the land uses south of Aero Drive and west of the Serra Mesa-Kearny Mesa Branch Library, referenced in the Industrial Element of the Kearny Mesa Community Plan, recommended the area to the south of Aero should integrate uses to serve the community and provide a transition between Montgomery Field to the north and single family to the south with a mix of land uses to include multifamily residential uses, commercial, and office. Specifically, the study recommends Institutional uses for the site of the proposed amendment. Several amendments to the Kearny Mesa Community Plan have shifted land uses along a section of the Aero Drive corridor from industrial to mixed-use and residential uses. The amendment would provide additional housing in close proximity to residential uses and employment uses in the surrounding area. The proposed amendment would also include over 14,000 square feet of retail and neighborhood serving commercial uses to serve the surrounding area.

The General Plan's City of Villages Strategy outlined in the Strategic Framework Element states that growth should be focused into "mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system." Given the site's location, a mixed-use residential/employment development in close proximity to employment that also provides opportunities to walk, bike, or take transit to work would support the City's General Plan Subregional Employment Areas and vision of a City of Villages. As the site falls within a Transit Priority Area, the amendment to the Community Plan should help to further the City's Climate Action Plan goals for greenhouse gas emission reductions, including converting commuter trips in Transit Priority Areas from single occupancy vehicles to walking, biking, and transit.

- (b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

The applicant has agreed to pedestrian improvements at Aero Drive and Aero Court, "making the intersection more pedestrian friendly." Due to the site's proximity to multiple transit routes, the applicant has indicated they will consider an additional public benefit that would assist the City in furthering its Climate Action Plan goals with transit access and better pedestrian and bicycle connectivity. Better bicycle and pedestrian connectivity could include multi-modal facilities and additional amenities along the Aero Drive frontage road.

- (c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The Kearny Mesa Community planning area is an urbanized community and all necessary public services are available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

CONCLUSION

As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

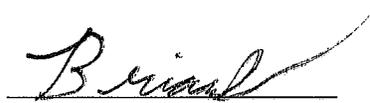
- Analyze and address the Collocation/Conversion Suitability Factors in General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to provision of public services and facilities for the proposed land use change
- Evaluate the appropriate transit supportive density and intensity for proposed residential and employment uses given the site's location in a Transit Priority Area and Subregional Employment Area
- Evaluate the circulation and access for the subject property and nearby connections
- Evaluate the ability of the project to provide high quality pedestrian and bicycle facilities to and from the site and surrounding areas as an additional community benefit
- Evaluate the ability of the project to ensure integrated site design, building orientation, streetscape improvements, and architecture compatible with surrounding development
- Evaluate the proposal design to allow activation of street frontages through commercial uses, including additional amenities if it is determined that the frontage road is not needed for access

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Lisa Lind
Senior Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments:

1. Kearny Mesa Community Planning Group Draft Minutes for May 17, 2017
2. Vicinity Map
3. Kearny Mesa Community Plan Land Use Map
4. Draft Resolution
5. Ownership Disclosure Statement

Draft Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
May 17, 2017
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Attachment 1

Planning Group Members in Attendance:

Ping Wang Mark Olsson Peter Fayette Paul Yung Lorah Tana Todd Matcher
 Jeff Sallen John Turpit Kate Phin Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper

1. The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the April meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections, none were received. They were **approved 9-0-1**.
2. **Public Comment on any item not on the agenda.**
n/a
3. **Mail and other items received since the last meeting.**
N/A
4. **Presentation: Robert Kard (Director of the San Diego APCD)**
 - Explained that basic role of the APCD – Permitting, Health risk assessments
 - Discussed the idea of toxic air containments (ozone/ smog)
 - Recommended against co-locating residential near industrial, due to the increased health risks associated with sensitive receptors
 - Discussed that idea that even if an industrial facility was located in an area, the addition of a residential community could have a negative impact on that businesses ability to do business
 - Jeff explained that this is a real issue that has been brought to the committee a number of times.
 - Discussed the situation with Solar Turbines downtown and the apartment complex that was attempting to locate near the facility. The industrial community and APCD fought against this, and was successful.
5. **Kearny Mesa Community Plan Update: Quick update from Sub-Committee Chair, John Turpit.** John was looking for help on 2 items, FAR increase and Prime Industrial Lands designation.
 1. Future Stakeholder Meetings
 2. Increasing the FAR in portions of Kearny Mesa
 - i. Density that provides smart growth
 - ii. Increase in FAR can intensify growth
 3. Changes to the Planned Industrial Lands Map Designation
 - i. Discussed the County Operations Building and new Kasier hospital and the success of those facilities
 - ii. Prime Employment vs. Prime Industrial
 4. Jeff asked that John ask for a specific items to be voted and then come back to the KMPG next month

Per the Economic Prosperity Element of the City’s General Plan, Policy EP-A.12 states “[a]s community plans are updated, the applicability of the Prime Industrial Land Map will be revisited and changes considered” and that the boundaries of the Prime Industrial lands can be amended, “if community plan updates or community plan amendments lead to an addition of Prime Industrial Lands, or conversely, a conversion of Prime Industrial Land uses to other uses that would necessitate the removal of properties from the Prime Industrial Land identification.”

6. Presentation: City Staff members will present an informational item on their planned utilities project and upcoming mill and pave road repair work along Convoy Street.

- a. Discussed the temporary repairs on Convoy from SR-53 to Aero Dr. 2 week repair
- b. Sewer Rehab AO-1
 - i. Scope
 1. Rehab 7.17 sewer mains
 2. Replace 0.16 miles of sewer mains
 3. Manhole repair, replacement or rehab
 4. Rehab to the property line
 5. Curb ramps upgrade
 - ii. Timeline
 1. Design: 01/2017-01/2018
 2. Bid and Award: 02/2018-08/2018
 3. Construction: 09/2018-04/2020
- c. AC Water & Sewer Group 1042
 - i. Scope
 1. Replace 1.8 mile of water main
 2. Replacement of fire hydrant and water services
 3. Rehab of 0.96 miles of sewer main
 4. Replace 0.12 miles of sewer main
 5. Rehab of property line
 6. Curb ramp upgrades as required
 - ii. Timeline
 1. Design: 05/2017-01/2018
 2. Bid and Award: 02/2018-08/2018
 3. Construction: 09/2018-04/2019
- d. Permanent paving
 - i. Resurfacing on Convoy St. to start upon completion of the above projects
 - ii. 2.2 centerline miles of resurfacing
 - iii. Concrete intersections will be replaced as part of the resurfacing project

7. Presentation: Mr. Skyler Denniston (Senior Land Use Manager) w/Kaiser Permanente

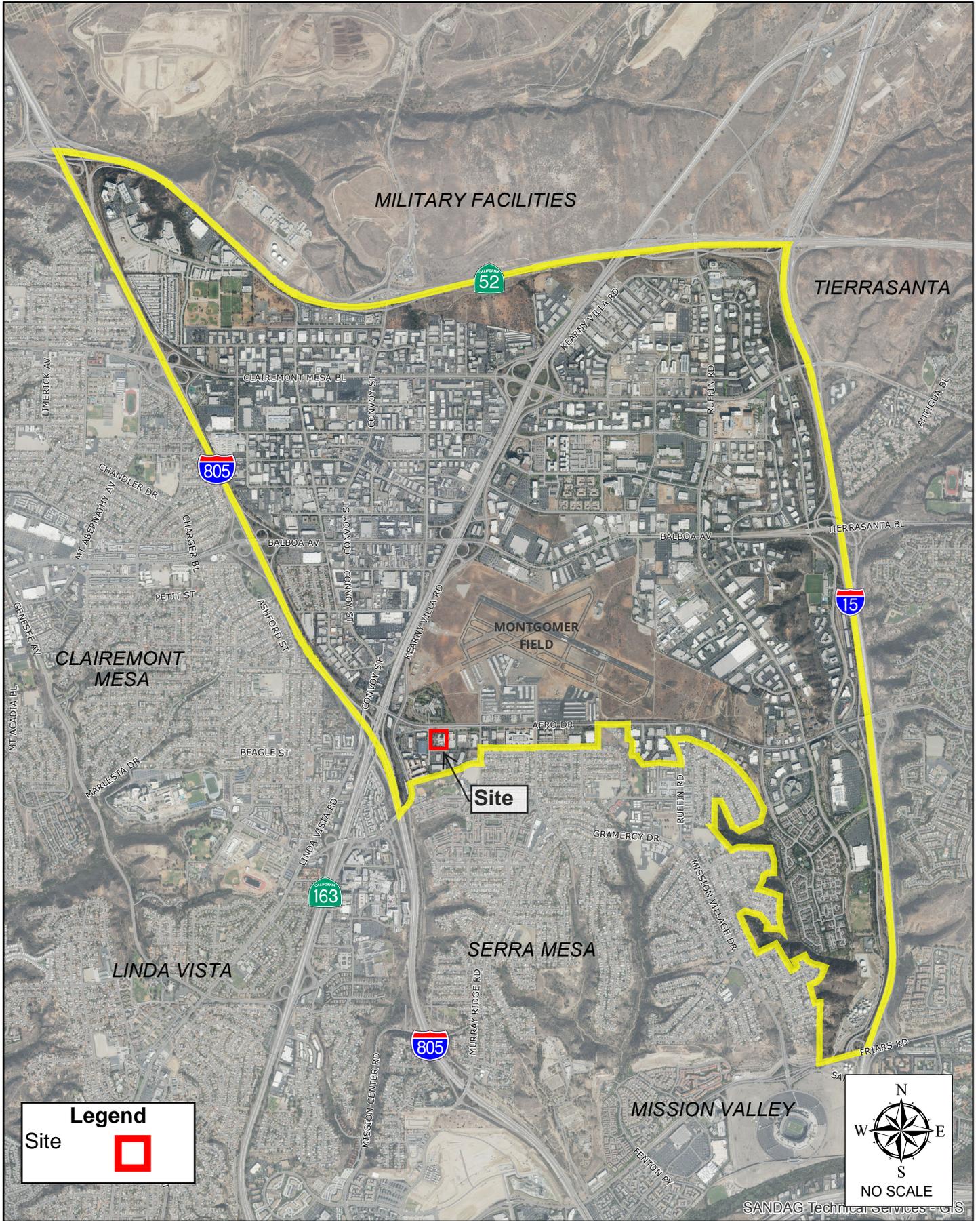
- a. Property located at 7060 Clairemont Mesa Boulevard, San Diego, CA 92111.
- b. Kaiser proposes to replace the existing 90,000 square foot medical office building (MOB) with a new 90,000 square foot MOB with additional on-site parking.
- c. Once completed, the old MOB will be demolished and replaced with surface parking and landscape. B/c the project is a replacement only, no entitlements are needed; just grading and building permits. LEED or LEED equivalent
- d. Change the entrance for employees
- e. Grading
- f. 2 year constructions process

8. Action Item: Urban Housing Partners has been working with the partners of the property at 8225 Aero Drive, San Diego, CA 92123. UHP is seeking a vote of approval to the Community Plan Amendment initiation process to design and permit a mixed-use community on the existing Kelco site.

- a. Walk to work crisis
- b. Neighborhood close to parks, schools, 11,000 jobs, hospitals., transit corridor
- c. Mixed use (retail, child care, market/café, fitness studio)

Vote: 7-1-2

Jeff concluded the meeting at 12:40 pm.



Legend

Site 

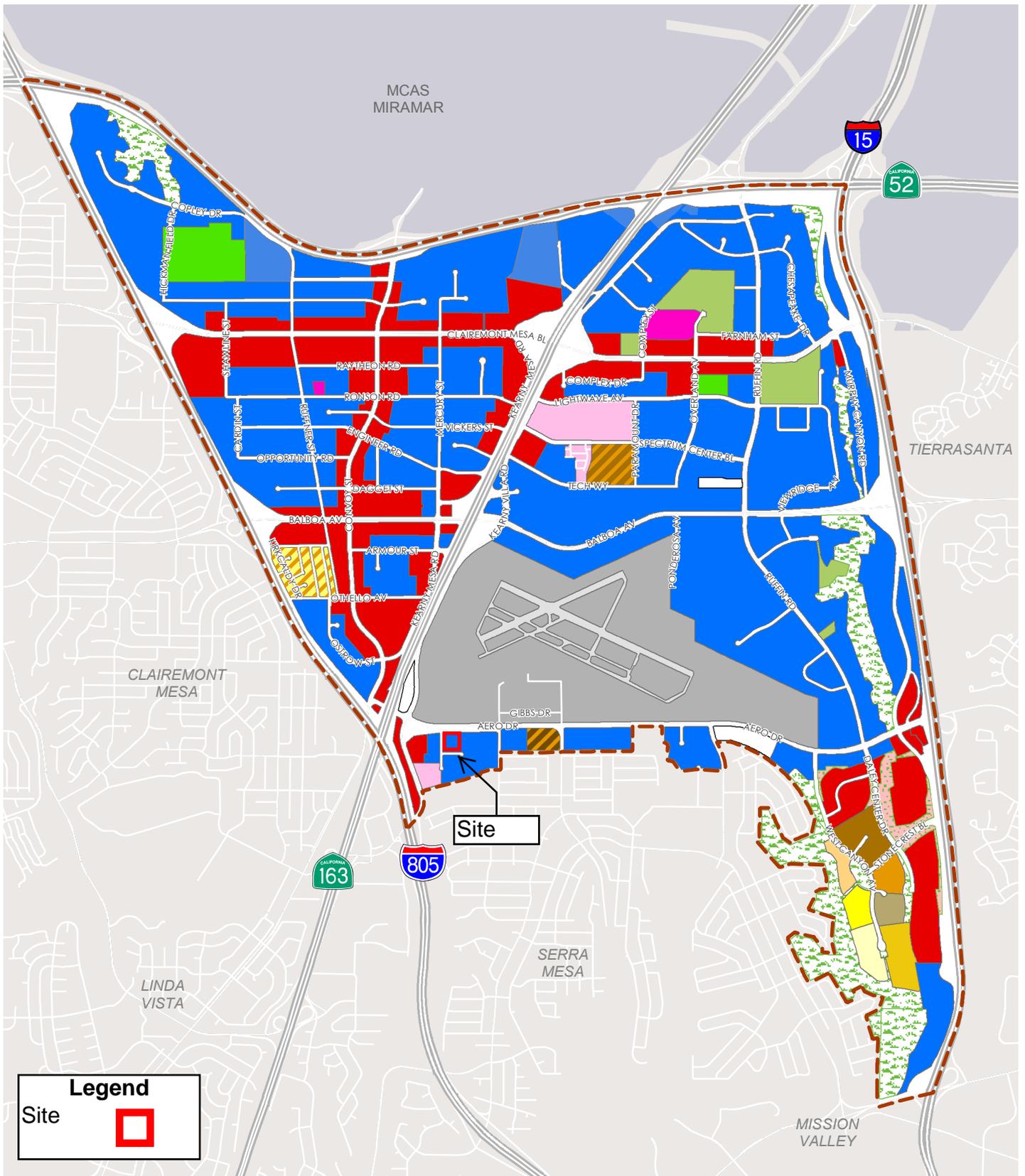
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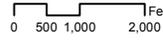
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KEARNY MESA LAND USE



Legend
Site

	General Commercial		Residential 14 DU/AC		Low Medium Density Residential (20-29 du/ac)		Community Parks		County Facilities
	General Commercial-Landscape OS		Residential 16 DU/AC		High Density Residential (45-74 du/ac)		Open Space		Vernal Pool
	Residential 7 DU/AC		Residential 22 DU/AC		Industrial and Business Parks		Utility		Military Use
	Residential 9 DU/AC		Residential 24 DU/AC		Mixed Use Commercial Residential (Up to 70 Du/ac)		Police Station		Fire Station
	Residential 11 DU/AC		Low Density Residential (5-9 du/ac)		General Aviation Airport				Community Plan Boundary



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PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
KEARNY MESA COMMUNITY PLAN

WHEREAS, on June 15th, 2017, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the Kearny Mesa Community Plan; and

WHEREAS, the proposed amendment would change the land use to allow for high-density residential and employment uses on a site located at 8225 Aero Drive; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Analyze and address the Collocation/Conversion Suitability Factors in

General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to provision of public services and facilities for the proposed land use changes and park facilities to support increases in residential uses

- Evaluate the appropriate transit supportive density and intensity for proposed residential and employment uses given the site's location in a Transit Priority Area and Subregional Employment Area
- Evaluate the circulation and access for the subject property and nearby connections
- Evaluate the ability of the project to provide high quality pedestrian and bicycle facilities to and from the site and surrounding areas as an additional community benefit
- Evaluate the ability of the project to ensure integrated site design, building orientation, streetscape improvements, and architecture compatible with surrounding development
- Evaluate the proposal design to allow activation of street frontages through commercial uses, including additional amenities if it is determined that the frontage road is not needed for access

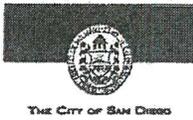
Lisa Lind
Senior Planner
Planning Department

Approved on June 15, 2017

Vote x-x-x

PTS No. 549574

cc. Legislative Recorder, Development Services Department



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 Plan Amendment

Project Title Project No. For City Use Only

The Banyan

Project Address:

8225 Aero Drive San Diego, CA 92123

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: The Banyan Project No. (For City Use Only)

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? DE Corporate Identification No. 3579295
 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):
MRB Manager, LLC
 Owner Tenant/Lessee
 Street Address:
4435 EASTGATE MALL, # 300
 City/State/Zip:
SAN DIEGO CA 92121
 Phone No: (858) 362-1690 Fax No:
 Name of Corporate Officer/Partner (type or print):
Marc Brutton
 Title (type or print):
Manager
 Signature: [Signature] Date: 8/13/16

Corporate/Partnership Name (type or print):
Robert M. Firtel and Adelyn B. Firtel Family Trust
 Owner Tenant/Lessee
 Street Address:
70 SAINT MALO BEACH
 City/State/Zip:
OCEANSIDE, CA 92054
 Phone No: 760-439-9984 Fax No:
 Name of Corporate Officer/Partner (type or print):
Robert M. Firtel
 Title (type or print):
Co-trustee
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
Robert M. Firtel and Adelyn B. Firtel Family Trust
 Owner Tenant/Lessee
 Street Address:
70 SAINT MALO BEACH
 City/State/Zip:
OCEANSIDE CA 92054
 Phone No: 760-439-9984 Fax No:
 Name of Corporate Officer/Partner (type or print):
Adelyn B. Firtel
 Title (type or print):
Co-trustee
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
WCP Aero, LLC
 Owner Tenant/Lessee
 Street Address:
1200 BRICKELL AVENUE, # 1410
 City/State/Zip:
MIAMI FL 33131
 Phone No: (305) 877-2869 Fax No:
 Name of Corporate Officer/Partner (type or print):
Stephen H. Temes
 Title (type or print):
Member
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
Reeder Revocable Trust Dated October 17, 2001
 Owner Tenant/Lessee
 Street Address:
1604 CREST DRIVE
 City/State/Zip:
ENCINITAS, CA 92024
 Phone No: (760) 533-7992 Fax No:
 Name of Corporate Officer/Partner (type or print):
Rick Reeder
 Title (type or print):
Co-trustee
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
Reeder Revocable Trust Dated October 17, 2001
 Owner Tenant/Lessee
 Street Address:
1604 CREST DRIVE
 City/State/Zip:
ENCINITAS, CA 92024
 Phone No: (760) 533-7992 Fax No:
 Name of Corporate Officer/Partner (type or print):
Mary Carol Reeder
 Title (type or print):
Co-trustee
 Signature: _____ Date: _____

Project Title: The Banyan Project No. (For City Use Only) 3579295

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? DE Corporate Identification No. 3579295 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 [X] Yes [] No

Corporate/Partnership Name (type or print): WCP Aero, LLC [X] Owner [] Tenant/Lessee Street Address: 3106 WHITEFIELD ROAD City/State/Zip: CHURCHVILLE, MD 21028 Phone No: (410) 937-2931 Fax No: Name of Corporate Officer/Partner (type or print): John T. Paul Title (type or print): Member Signature : Date:

Corporate/Partnership Name (type or print): WCP Aero, LLC [X] Owner [] Tenant/Lessee Street Address: 3106 WHITEFIELD ROAD City/State/Zip: CHURCHVILLE, MD 21028 Phone No: (410) 937-2931 Fax No: Name of Corporate Officer/Partner (type or print): Maya L. Paul Title (type or print): Member Signature : Date:

Corporate/Partnership Name (type or print): The Dilday Family 1999 Trust Dated February 12, 1999 [X] Owner [] Tenant/Lessee Street Address: 5406 STERLING GROVE LANE City/State/Zip: SAN DIEGO, CA 92130 Phone No: (619) 200-9787 Fax No: Name of Corporate Officer/Partner (type or print): David C. Dilday Title (type or print): Co-trustee Signature : Date:

Corporate/Partnership Name (type or print): The Dilday Family 1999 Trust Dated February 12, 1999 [X] Owner [] Tenant/Lessee Street Address: 5406 STERLING GROVE LANE City/State/Zip: SAN DIEGO CA 92130 Phone No: (619) 200-9787 Fax No: Name of Corporate Officer/Partner (type or print): Kelley Dilday Title (type or print): Co-trustee Signature : Date:

Corporate/Partnership Name (type or print): The Scott and Karen Stuckman Family Trust [X] Owner [] Tenant/Lessee Street Address: 3433 VIA PALOMINO City/State/Zip: PALOS VERDES ESTATES CA 90274 Phone No: (310) 567-9300 Fax No: Name of Corporate Officer/Partner (type or print): Scott Stuckman Title (type or print): Co-trustee Signature : Date:

Corporate/Partnership Name (type or print): The Scott and Karen Stuckman Family Trust [X] Owner [] Tenant/Lessee Street Address: 3433 VIA PALOMINO City/State/Zip: PALOS VELDES ESTATES CA 90274 Phone No: (310) 567-9300 Fax No: Name of Corporate Officer/Partner (type or print): Karen Stuckman Title (type or print): Co-trustee Signature : Date:

Project Title: The Banyan Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

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Corporation Limited Liability -or- General) What State? DE Corporate Identification No. 3579295
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Corporate/Partnership Name (type or print):
WCP Executive Aero, LLC
 Owner Tenant/Lessee
 Street Address:
4435 EASTGATE MALL, #300
 City/State/Zip:
SAN DIEGO CA 92121
 Phone No: (858) 362-1690 Fax No:
 Name of Corporate Officer/Partner (type or print):
Patricia M. Brutton
 Title (type or print):
Chief Executive Officer
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):
WCP Aero, LLC
 Owner Tenant/Lessee
 Street Address:
1619 BACCHARIS AVENUE
 City/State/Zip:
CARLSBAD, CA 92011
 Phone No: (858) 362-1690 Fax No:
 Name of Corporate Officer/Partner (type or print):
Eric Brutton
 Title (type or print):
Member
 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):
 Owner 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):
 Owner 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):
 Owner 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):
 Owner 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: _____