



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 13, 2017 REPORT NO. HO-17-057

HEARING DATE: September 20, 2017

SUBJECT: RONSON COMMERCIAL CONDO CONVERSION, Tentative Map Waiver,
Process Three Decision

PROJECT NUMBER: 535539

OWNER/APPLICANT: TRJ Ronson Properties LLC (owner) and Elisabeth Reiter (applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver for the creation of eight commercial condominium units located at 8125 - 8135 Ronson Road within the Kearny Mesa Community Plan area.

Staff Recommendation: APPROVE Tentative Map Waiver No. 1898883

Community Planning Group Recommendation: On April 19, 2017, the Kearny Mesa Community Planning Group voted 8-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment No. 7).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill development projects). The project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 9, 2017 and the opportunity to appeal that determination ended June 23, 2017.

BACKGROUND

The 0.894-acre site is located at 8125-8135 Ronson Road in the IL-2-1 Zone, within the Kearny Mesa Community Plan area. The proposed project is located in an area designated for Industrial and Business Park land uses in the Kearny Mesa Community Plan and is consistent with that land use.

The project site, developed with two existing commercial buildings with eight units, was constructed in 1973. Seven of the units (Units #1 through 7) range in size from 955 square feet to 1,029 square feet, with one unit (Unit #8), detached from the others reaching 8,860 square feet, for a total of

15,848 square feet. There are 37 off-street parking spaces on the project site, which will not be altered with this project.

The applicant is requesting the approval of a Tentative Map Waiver, per SDMC Section 125.0120(b)(2)(A) for eight existing commercial units to condominiums. The project requires a Process Three, Hearing Officer Decision.

DISCUSSION

The project proposes a Tentative Map Waiver for the creation of eight commercial condominium, on a site where all of the utilities are underground. The project site is surrounded by commercial and business park uses, consistent with the community plan designation, and zoned IL-2-1. The site is flat, and is located within the Transit Priority Area (TPA). The site is not within or adjacent to any Multi-Habitat Planning Area (MHPA) lands and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in the San Diego Municipal Code (SDMC) section 113.0103.

Conclusion

According to SDMC Section 125.0123, Findings for a Map Waiver, the decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC. City Staff has determined that the project complies with applicable sections of the San Diego Municipal Code, including the IL-2-1 development regulations and all City and State subdivision requirements, and that the required findings can be made. Staff recommends approval of the project and has provided draft findings (Attachment 4) and conditions (Attachment 5) to support approval of the project.

ALTERNATIVES

1. Approve Tentative Map Waiver No. 1898883, with modifications.
2. Deny Tentative Map Waiver No. 1898883, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

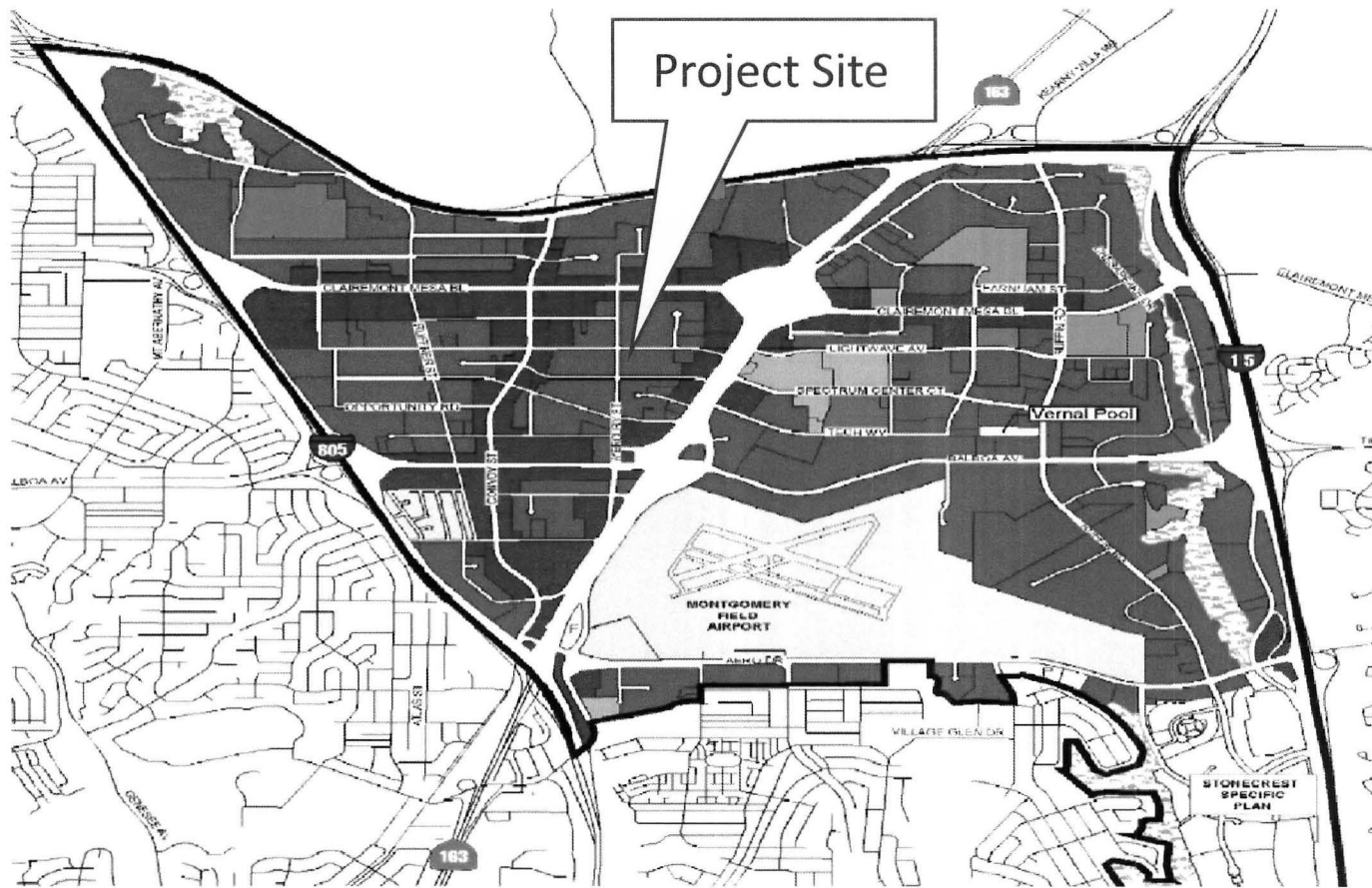
Martha Blake

Martha Blake
Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions

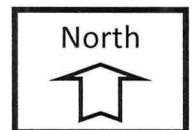
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Waiver Exhibit



- LEGEND**
- Industrial and Business Parks
 - General Commercial
 - Low Density Residential (5-9 DU/AC)
 - Low Medium Residential (20-39 DU/AC)
 - Mixed Use Commercial
 - Residential
 - General Aviation Airport
 - Fire/Police Stations
 - County Facilities
 - Community Parks
 - Open space
 - Utility

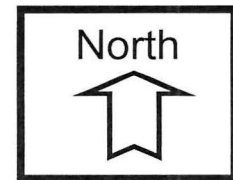


Land Use Map
Ronson Road Commercial Condo Conversion
PROJECT NO. 535539





Aerial Photograph
Ronson Road Commercial Condo Conversion/ 8125-8135 Ronson Road
PROJECT NO. 535359



RESOLUTION NUMBER R-_____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 1898883 FOR 8125 –
8135 RONSON ROAD – PROJECT NO. 535539

WHEREAS, TRJ Ronson Properties LLC, Subdivider, and Richard E. Matter, Jr., Engineer, submitted an application to the City of San Diego for a Tentative Map Waiver No. 1898883 to waive the requirement for a Tentative Map for the creation of eight commercial condominium units within two existing commercial structures. The project site is located east of Mercury Street and West of Ronson Court, at 8125-8135 Ronson Road in the IL-2-1 zone of the Kearny Mesa Community Plan area. The property is legally described as Lot 1 of Bossert Industrial Park, according to Map thereof No. 7308, filed June 14, 1972; and

WHEREAS, the Map proposes the Subdivision of a 0.894-acre site into eight commercial condominium units on an existing, single lot; and

WHEREAS, on June 9, 2017, 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 15332 (In-fill development projects); 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, on September 20, 2017, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 1898883, 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 Tentative Map Waiver No. 1898883:

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 eight commercial condominium units within two existing commercial structures located on a 0.894-acre site at 8125-8135 Ronson Road in the IL-1-2 zone of the Kearny Mesa Community Plan area. The project site is located in an existing developed industrial neighborhood on a part of a large block of buildings of similar size and use. Development on the blocks north, south, and west of the site are generally similar, with one exception being a large distribution center to the west, with a building much larger than others. East of the project block is State Route 163, and development on the east side of the freeway is much more mixed than around the project site, but is physically and geographically separated from the project site.

The project is consistent with the Kearny Mesa Community Plan's Industrial Element goal of providing opportunities for well-designed business park uses which include employee amenities to enhance the viability and image of Kearny Mesa. The Community Plan identifies the physical form of business parks as consisting of one- to two-story buildings, with a combination of industrial, warehousing and distribution, office, and limited local-serving retail uses. The existing structures contribute to the goal by providing and maintaining development consistent with that goal.

The proposed commercial condominium units would continue to contribute to the goals of the Kearny Mesa Community Plan. Therefore, the proposed tentative map is consistent with the policies, goals, and objectives of the applicable land use 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 the creation of eight commercial condominium units within two existing commercial structures located on a 0.894-acre site at 8125-8135 Ronson Road in the IL-1-2 zone of the Kearny Mesa Community Plan area. Commercial Units 1 through 7, located in one structure,

range in size from 955 square feet to 1,029 square feet, while Unit 8, located in a second structure, is 8,860 square feet. No construction is proposed project, the project complies with all underlying zoning regulations, and no deviations are proposed.

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

The proposed project requires a Tentative Map Waiver to create eight commercial units (existing) into condominiums on a 0.894-acre site located in a developed urban neighborhood. The existing site and the proposed subdivision complies with all development regulations, including lot area, lot dimensions, and setbacks. The site is flat, and is fully developed with the two structures and associated parking. All utilities exist to serve the site, and are all underground. Access to the site is from a driveway on Ronson Road. The frontage is development with existing curb, gutter and sidewalk, which would remain while some portions would be replaced as a condition of the Certificate of Compliance. Therefore, the site is physically suitable for the typed 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 proposes the creation of eight commercial condominium units in two existing single-story commercial structures, located on a 0.894-acre site at 8125-8135 Ronson Road, in the Kearny Mesa Community Plan area, and the use is consistent with the underlying zone and community plan designation. No additional development is proposed with this action.

The site does not contain nor is the site adjacent to any fish or wildlife habitats, environmentally sensitive land, or Multi-Habitat Planning Area lands. Therefore, the design of the subdivision 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 the creation of eight commercial condominium units in two existing single-story commercial structures, located on a 0.894-acre site at 8125-8135 Ronson Road, in the Kearny Mesa Community Plan area, and the use is consistent with the underlying zone and community plan designation. No additional development is proposed with this action.

The project has been reviewed and is in compliance with the San Diego Municipal Code (SDMC) and the Subdivision Map Act. The Tentative Map Waiver includes conditions and corresponding exhibits of approvals relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the SDMC.

The developed project site is served by existing underground utilities and access to the site is provided via an existing driveway that connects to the developed Ronson Road right-of-way. The frontage is developed with existing curb, gutter, and sidewalk that would remain while some portions would be replaced as a condition of the Certificate of Compliance.

The proposed subdivision is consistent with the development regulation of the underlying zone of the SDMC and all Uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements continue to govern this project. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill Development.

Therefore, the design of the subdivision or the type of improvements 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.

The project proposes the creation of eight commercial condominium units in two existing single-story commercial structures, located on a 0.894-acre site at 8125-8135 Ronson Road, in the Kearny Mesa Community Plan area, and the use is consistent with the underlying zone and community plan designation. No additional development is proposed with this action.

Access to the project site is provide via an existing driveway that connects to the developed Ronson Road right-of-way. The frontage is developed with existing curb, gutter, and sidewalk that would remain while some portions would be replaced as a condition of the Certificate of Compliance. There are no other easements acquired by the public at large for access through or use of property within the proposed subdivision, therefore no conflicts exists.

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

The project proposes the creation of eight commercial condominium units in two existing single-story commercial structures, located on a 0.894-acre site at 8125-8135 Ronson Road, in the Kearny Mesa Community Plan area, and the use is consistent with the underlying zone and community plan designation. No additional development is proposed with this action.

The proposed creation of eight commercial condominium units within two existing commercial structures will not impede or inhibit any future passive or natural heating and cooling opportunities. The subject and surrounding properties are developed with setbacks from lot lines and as these are expected to be maintained. In addition, there are several roads that provide breaks in the development pattern and allow for both air and sunlight to reach all properties. Therefore, the potential and opportunity for passive or natural hearing and cooling opportunities or the implementation of sustainable building features, such as photovoltaic (solar) systems would be provided to the extent feasible with this proposed subdivision.

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 project proposes the creation of eight commercial condominium units in two existing single-story commercial structures, located on a 0.894-acre site at 8125-8135 Ronson Road, in the Kearny

Mesa Community Plan area, and the use is consistent with the underlying zone and community plan designation. No additional development is proposed with this action.

There are no residential housing units associated with the current light industrial development, nor are any proposed as part of the eight commercial condominium units associated with this project. Therefore, there would be no additional demand for public services or available fiscal and environmental resources would be associated with the conversion of eight existing commercial units to condominium ownership.

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, Tentative Map Waiver No. 1898883, is hereby granted to TRJ Ronson Properties LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 12002100

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 1898883
RONSON COMMERCIAL CONDO CONVERSION - PROJECT NO. 535539
ADOPTED BY RESOLUTION NO. HO-XXXXXX ON SEPTEMBER 20, 2017

GENERAL

1. This Map Waiver will expire October 4, 2020.
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 Map Waiver expiration date, a Certificate of Compliance shall be recorded in the Office of the San Diego 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 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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.
 - a. For existing tenants, within ten days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

ENGINEERING

6. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be

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

7. 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.
8. The Subdivider shall reconstruct the existing driveways, per current City Standard, adjacent to the site on Ronson Road.
9. 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, is required. 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.

MAPPING

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, they 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.

INFORMATION:

- The approval of this 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 USC § 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 ninety 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 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. 12002100

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: June 9, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME/NUMBER: Ronson Comm Condo Conv /535539

COMMUNITY PLAN AREA: Kearny Mesa Community Planning Area

COUNCIL DISTRICTS: 6

LOCATION: 8125-8135 Ronson Road, San Diego, CA

PROJECT DESCRIPTION: Tentative Map Waiver to waive the requirements for a Tentative Map for the creation of eight commercial condominiums totaling 15,848 square feet. The project is located on a 0.894 acre site within the IL-2-1 zone. The project site has been previously developed and consist of the existing units with various landscape and hardscape improvements. The project as proposed complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the units.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Development Services Department

ENVIRONMENTAL DETERMINATION: Section 15332 (In Fill)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

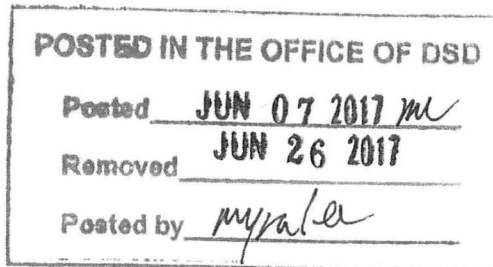
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project consist of only a Tentative Map Waiver of a previously developed parcel with only minor alterations it was determined that the project meets the criteria set forth in CEQA Section 15332. The section applies to projects that are consistent with all plan designations, are within City limits, has no habitat value, and would have no noise, traffic, water or air impacts. City staff has reviewed the project and no impacts in these issue areas have been identified and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Martha Blake
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5375

On June 9, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on June 23, 2017. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



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 92101-2422

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 No.: 535539

Project Title: Ronson Comm Condo Conv

PROJECT LOCATION-SPECIFIC: The project site is located at 8125-8135 Ronson Road, San Diego, CA within the Kearny Mesa Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Tentative Map Waiver to waive the requirements for a Tentative Map for the creation of eight commercial condominiums totaling 15,848 square feet. The project is located on a 0.894 acre site within the IL-2-1 zone. The project site has been previously developed and consist of the existing units with various landscape and hardscape improvements. The project as proposed complies with all height and bulk regulations and is located on a site that is currently developed with the public utilities in place to serve the units.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Von Reiter Group, 9974 Scripps Ranch Blvd., #264, San Diego California 92131. (858) 232-4580

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: 15332 (In Fill)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project consist of only a Tentative Map Waiver of a previously developed parcel with only minor alterations it was determined that the project meets the criteria set forth in CEQA Section 15332. The section applies to projects that are consistent with all plan designations, are within City limits, has no habitat value, and would have no noise, traffic, water or air impacts. City staff has reviewed the project and no impacts in these issue areas have been identified and the exceptions listed in CEQA Section 15300.2 would not apply.

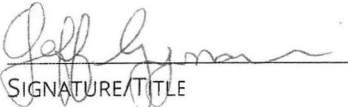
LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

 / SENIOR PLANNER

6/9/2017
DATE

SIGNATURE/TITLE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
April 19, 2017
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

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

Community Members in Attendance: Robyn Badilla, Jerome Potenciano, James Gaboury, Beth Reiter, John Kreven, Mary Carlson, Helene Deisher, Neil Hyytinen, Michael Belz, Mark Smith, Sherm Harmer, Lenette Havitt, Lisa Lind, Elizabeth Dickson, Gregg Haggart, Gregg Haggart, George Yermanos, Ramen Amem, Ray Richmond, Mike Huntoon, Robert McDowell, Allen Young

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 October meeting were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections, none were received. They were **approved 6-2-0**.

2. Public comments:

Lisa Lynn taking over for Seth in the KM Plan update.

Allen Young – The City’s budget was released. If anyone would like to hear more about it or give feedback on the budget, you are invited to attend a town hall event May 23 6:30-7:30 at the SDGE Innovation Center. One top priority mentioned was public safety.

John Tupit, asked if Pratt Whitney left KM and if so why?

Kaiser is going to open on April 21st

Agenda Items:

3. Mail and other items: N/A

4. Presentation: Mr. James Gaboury, Deputy Fire Chief with the City of San Diego will give a presentation on a proposed development of a new joint San Diego Fire and Police Training Facility on Copley Drive. NTC site is closing so a new location is needed.

- Need to change the use to allow for both indoor and outdoor use (currently only indoor use allowed) This is a PID Amendment process 2
- 23 acre acres for a joint public use Fire/Policy Training Facility (currently city owned land) multiple buildings including :
 - classrooms and lecture areas
 - fitness center / showers
 - café
 - Admin building
 - parking structure
 - Helicopter pad

- 5 story training tower
- No haz mat storage
- EOD Robotics
- Class A burn training
- Urban search and rescue (No dogs will be housed there)
- Indoor Shooting range however no live munition will be used
- Reclaimed water plant – 24 trucks per day.
- Site will be similar to the OC Fire Training site
- Public concerns
 - Not all land owners/businesses were notified
 - City said they would send them the notices
 - Concerned about noise, fire, etc.
 - No public comment required for this, as it is only a process 2
 - Concerns that is this really the best locations for a training facility
 - Land is not attended for this sort of use
 - Mobile home facility borders the site

5. Action Item: Beth Reiter (Civil Project Manager) w/the Von Reiter Group will present on a planned Commercial Condo Conversion (8 units) located at 8125-8135 Ronson Road, San Diego, CA 92111.

Wanted a vote to divide the land to allow for multiple owners. Land use would not change (industrial use). **Approved 8-0-0**

6. KM Community Plan Monthly Update:

- Next meeting Thursday 4/27/17

Jeff concluded the meeting at 12:55 pm.



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 Comm. Condo Conv.**

Project Title
 8125-8135 Ronson Road Commercial Condo Conversion

Project No. For City Use Only
 535539

Project Address:
 8125-8135 Ronson Road

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):
 Todd Jackson

Owner Tenant/Lessee Redevelopment Agency

Street Address: 4797 Mercury St

City/State/Zip: San Diego, CA 92111

Phone No: 619-442/6125 **Fax No:** 858-292-6250

Signature: *Todd Jackson* **Date:** 1/19/2017

Name of Individual (type or print):
 Heidi Watson

Owner Tenant/Lessee Redevelopment Agency

Street Address: 4797 Mercury St

City/State/Zip: San Diego, CA 92111

Phone No: 619-442-6125 **Fax No:** 858-292-6250

Signature: *Heidi Watson* **Date:** 1/19/2017

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:**

ATTACHMENT 8

Project Title: 8125-8135 Ronson Road Commercial Condo Conversion 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 [X] Limited Liability -or- [] General) What State? CA 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 [X] No

Corporate/Partnership Name (type or print): TRJ Ronson Properties, LLC [X] Owner [] Tenant/Lessee Street Address: 4797 Mercury Street City/State/Zip: San Diego, CA 92111 Phone No: 619-442-6125 Fax No: Name of Corporate Officer/Partner (type or print): DDD JACKSON Title (type or print): OWNER Signature: [Signature] Date: 1/19/2017

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:

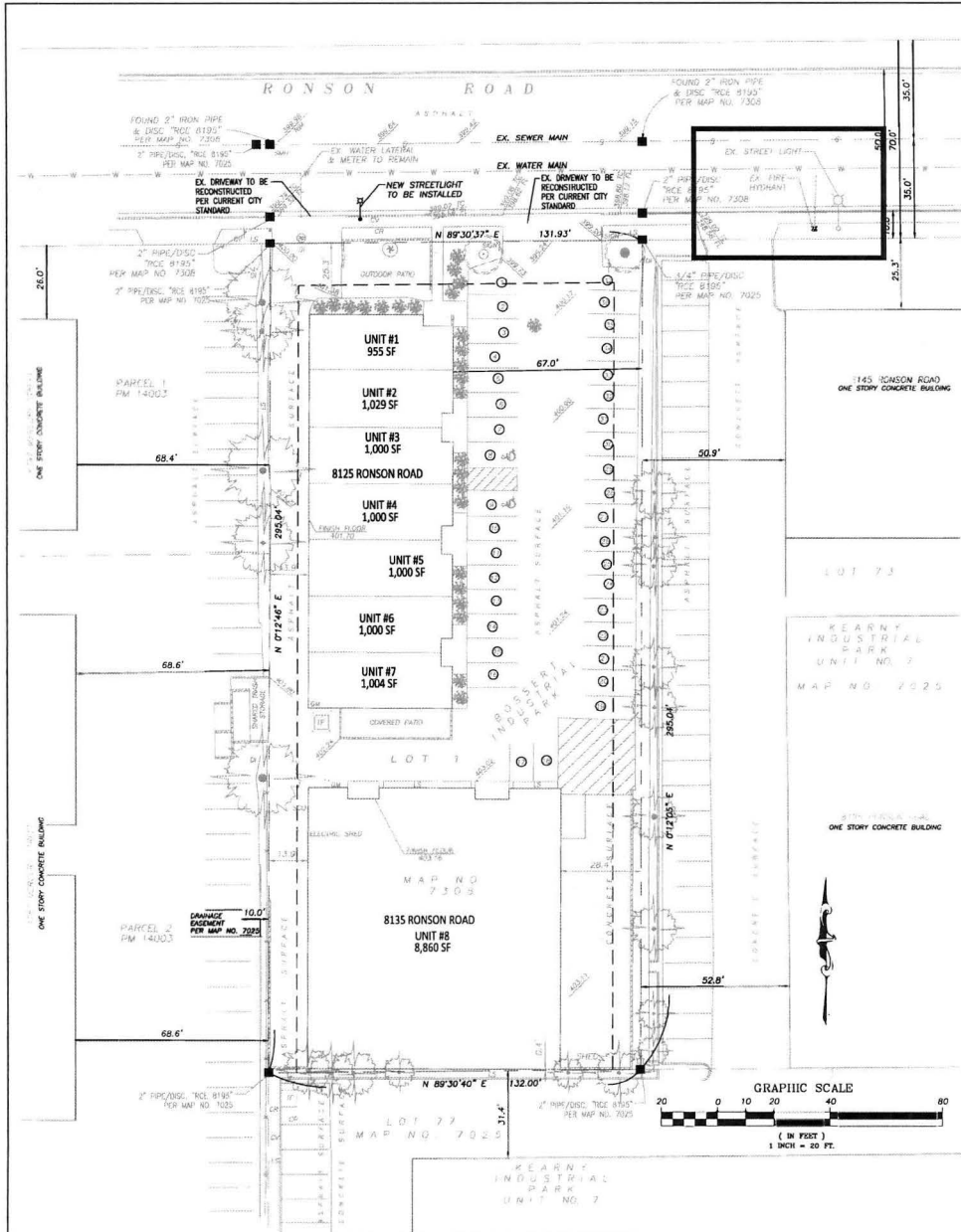
Corporate/Partnership Name (type or print): [] Owner [] Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

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:

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:

TENTATIVE MAP WAIVER NO. 1898883

8125-8135 RONSON ROAD CONDOMINIUM PROJECT



GENERAL NOTES:

- EXISTING ZONING: IL-2-1, MCAS OVERLAY ZONE, MONTGOMERY FIELD AIRPORT INFLUENCE AREA OVERLAY ZONE
- COMMUNITY PLAN: KEARNY MESA
- PROPOSED ZONING: SAME AS EXISTING
- EXISTING LOTS: 1, PROPOSED LOTS: 1
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 38,940 SF (0.894 AC)
- SQUARE FEET PER COMMERCIAL UNIT (15,848 SF TOTAL):
 UNIT 1: 955 SF
 UNIT 2: 1,029 SF
 UNIT 3: 1,000 SF
 UNIT 4: 1,000 SF
 UNIT 5: 1,000 SF
 UNIT 6: 1,000 SF
 UNIT 7: 1,004 SF
 UNIT 8: 8,860 SF
- NAD 27 (LAMBERT) COORDINATE INDEX: 240-1723
- NAD 83 COORDINATE INDEX: 1880-6283
- ON-SITE EASEMENTS:
 SIDE PUBLIC UTILITY, INGRESS & EGRESS EASEMENT PER DOC. 1873-0110937, DATED APRIL 26, 1973 EASEMENT OVER ENTIRE SITE, NOT PLOTTABLE.
- THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 8.
- A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP WAIVER.
- STREET LIGHTS: THERE IS ONE EXISTING STREET LIGHT LOCATED 50' EAST OF THE PROJECT SITE, AND ONE LOCATED 175' WEST OF THE PROJECT SITE AT THE INTERSECTION OF RONSON ROAD AND MERCURY STREET.
- FIRE HYDRANTS: THE NEAREST FIRE HYDRANT IS LOCATED 50' EAST OF THE PROJECT SITE, ON THE SOUTH SIDE OF RONSON ROAD.
- ONSITE PARKING: 35 SINGLE PARKING SPACES, 2 HANDICAP SPACES

LEGEND:

SYMBOL	ITEM
— 41.5	EXISTING SPOT ELEVATION
---	PROPERTY LINE/TM/B BOUNDARY
---	EXISTING LOT LINE
---	SETBACK LINE
FF	FINISH FLOOR
TC	TOP OF CURB
FL	GUTTER FLOW LINE
■	EX. SURVEY MONUMENT, AS NOTED
⓪	PARKING SPACE NUMBER

REFERENCE DRAWINGS:

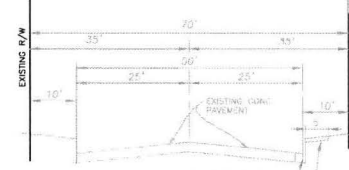
MAP NO. 7308

MINIMUM SETBACKS:

FRONT	15' FROM PL
SIDEYARD	10' FROM PL
REAR	0' FROM PL

ON-SITE UTILITY TABLE

UTILITY	LOCATION
ELECTRICAL	UNDERGROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND



TYPICAL STREET SECTION - RONSON ROAD
NOT TO SCALE

BASIS OF BEARINGS:

CENTERLINE OF MERCURY STREET, AS SHOWN ON MAP 7025 & PARCEL MAP 14003, IS N 0012'18" E

LEGAL DESCRIPTION:

LOT 1 OF BOSSERT INDUSTRIAL PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7308, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 14, 1972.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK:
 BRASS PLUG LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MERCURY STREET AND RONSON ROAD.
 ELEVATION = 404.653 M.S.L. NOV029

OWNER:
 TRJ RONSON PROPERTIES, LLC
 4797 MERCURY STREET
 SAN DIEGO, CA 92111

ASSESSOR'S PARCEL NUMBER:

308-1301-85-00

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Richard E. Mather, Jr.
 NAME: RICHARD E. MATHER, JR. R.C.E. NO. 68281 01/20/2017
 EXP. 09-30-17 DATE

03/28/2017
DATE



Revision 3: _____
 Revision 2: 04/27/2017
 Revision 1: 03/28/2017

PTSP 065286

MAP WAIVER

SHEET 1 OF 1 CREATED 01/20/2017

