


**Centre City  
Development  
Corporation**

November 17, 2009

San Diego Housing Commission  
 Roger Green, Real Estate Manager  
 1122 Broadway, Suite 300  
 San Diego, CA 92101

**Subject:** Zoning Conformance Letter for the Hotel Sandford located at 1301 Fifth Avenue  
 (APN# 533-453-03), San Diego, CA 92101

The Centre City Planned District Ordinance (PDO) contains the zoning and development regulations for downtown San Diego. The above referenced property is located within the Employment/Residential Mixed-Use District (ER) of the Downtown Community Plan Area. This district provides synergies between education institutions and residential neighborhoods, or transition between the Core District and residential neighborhoods. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

The existing use on the property is a Single Room Occupancy Hotel (SRO) which is a permitted use within the ER district. The first floor of the property contains a series of retail spaces including a barber college, deli sandwich shop and a future convenience store all of which are permitted uses under the Centre City PDO. In addition, the Hotel Sandford is listed on the San Diego Register of Historical Resources as a locally designated historical resource. Any modifications to locally designated resources are subject to compliance with the *Secretary of the Interior Standards for the Treatment of Historic Properties*.

Based on the information provided above, the property meets current land use criteria and therefore can continue to operate as an SRO with ground level retail. CCDC has searched all available records and has found no known code violations on the property.

The Centre City Development Corporation (CCDC) is a non-profit corporation established by the City of San Diego Redevelopment Agency to serve the planning, zoning and redevelopment functions of the City in the Downtown area of San Diego. The City of San Diego is responsible for enforcement of building codes, zoning ordinances and similar codes or ordinances related to development in the City of San Diego, and are responsible for the issuance of Certificates of Occupancy.

If you have any further questions regarding this matter, please contact me at (619) 533-7132.

Sincerely,

  
 Lucy Contreras  
 Associate Planner

cc: John W. Collum, Senior Project Manager, CCDC

401 B Street, Suite 400 | San Diego, CA 92101-4298 | Phone 619-235-2200 | Fax 619-236-9148 | www.ccdc.com

# Cycle Issues



THE CITY OF SAN DIEGO  
Development Services  
1222 First Avenue, San Diego, CA 92101-4154

11/9/09 4:26 pm

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L64A-003A

## Project Information

Project Nbr: **197704** Title: 1301 05th Av Single Prelim Rev  
Project Mgr: Huff, Sandra (619) 446-5419 shuff@sandiego.gov

**\*107704\***

## Review Information

Cycle Type: 2 Prelim(Plan-Historic)	Submitted: 11/02/2009	Deemed Complete on 11/02/2009
Reviewing Discipline: Plan-Historic	Cycle Distributed: 11/02/2009	
Reviewer: Brown, Jodie (619) 533-6300	Assigned: 11/03/2009	
Hours of Review: 1.50	Started: 11/09/2009	
Next Review Method: Prelim(Plan-Historic)	Review Due: 11/09/2009	
	Completed: 11/09/2009	COMPLETED ON TIME
	Closed: 11/09/2009	

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- Your project still has 3 outstanding review issues with Plan-Historic (all of which are new).
- Last month Plan-Historic performed 124 reviews, 90.3% were on-time, and 90.5% were on projects at less than < 3 complete submittals.

### 110909

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This building is a designated historic resource (HRB Site #215--Sandford Hotel) and as such any work to the building must conform to the Secretary of the Interior's Standards and receive approval from the Historical Resources staff prior to the commencement of work. (New Issue)
<input type="checkbox"/>	2	If the proposed work is consistent with the Secretary of Interior's Standards the work would only be reviewed at a staff level and would not need to go to the full Historical Resources Board. The work as proposed, minus actual construction plans, appears to be in keeping with the Standards. Use of an adhesive or epoxy anchor would be preferable to a thru bolt to reduce the visibility of the modification. Additionally, the repair to the exterior windows and facades is minimal and consistent with the Standards. (New Issue)
<input type="checkbox"/>	3	If the project is deemed consistent with the Standards, the project should not have any issues as it relates to the CEQA and NEPA for historic, however this should be confirmed with Laura Black at lblack@sandiego.gov (New Issue)

ATTACHMENT 11

For questions regarding the 'Plan-Historic' review, please call Jodie Brown at (619) 533-6300. Project Nbr: 197704 / Cycle: 2



p2k v 02.01.61

Jodie Brown 533-6300

ROLE	ENTITY	PRIMARY CONTACT	OWNERSHIP
Land	<p>Downtown Senior Center Corporation, a California 501(c)(3) nonprofit corporation            Purpose: Provides services and housing for low income seniors in San Diego            Established July 1979            Board Members:            Mavourneen O'Connor, Pres            Marilynn Hardebeck, Sec-Treas (Deceased)            Percil Stanford, PHD, Vice Pres</p>	<p>Peterson &amp; Price            Edward F. Whittler, Esq.            (owners' spokesperson)</p>	<p>(Publicly owned)</p>
Building	<p>Senior Fifth Avenue Associates – Sandford, a California Limited Partnership            Managing General Partner:            Fifth Avenue Corporation, a California 501(c)(3) nonprofit corporation            Purpose: Provides services and housing for low income seniors in San Diego            Est. 1987            Board Members:            Mavourneen O'Connor, Pres            Marilynn Hardebeck, Sec-Treas (Deceased)            Percil Stanford, PHD, Vice Pres</p>	<p>Peterson &amp; Price            Edward F. Whittler, Esq.            (owners' spokesperson)</p>	<p>Century Pacific Equity Fund I, LP, a California limited partnership, as Investor – Limited Partner – 98% ownership;            Irwin J. Deutch, Director &amp; President;            Charles L. Schwennesen, Vice President;            Essie Safaie, CFO &amp; COO;            the general partner is Century Pacific Realty Corporation (CPRC), and the majority limited partner is Anchor National Life Insurance Company, an affiliate of AIG Sun America.            (Privately owned)</p> <p>Special General Partner            Century Pacific Realty Corporation (CPRC) as Special General Partner – 1% ownership;            Director/Executive Officer:            Irwin J. Deutch, Sole Director &amp; President of the Deutch Family Trust; the sole stockholder of CPRC is Irwin Deutch, as trustee of the Deutch Trust of 1985.            (Privately owned)</p> <p>Fifth Avenue Corporation as managing general partner – 1% ownership            (Publicly owned)</p>