

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:

San Ysidro School District Education Center
4350 Otay Mesa Road [north of Beyer Blvd]
in San Ysidro, California

Monday, January 23, 2023 at 5:30 p.m.

This is an in-person meeting.

Chairman: Rudy Lopez, Jr. (619) 581-7491
City Planner: Selena Sanchez Bailon (619) 533-3672

Except for Public Comment, Items Appearing in This Agenda May Be Acted Upon
Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

1. Call to Order, Introduction, and Roll Call

2. Agenda & Minutes

- a. **Approval of the Published Agenda.**
- b. **Approval of Minutes.**

3. Public Comment on Matters Not on the Agenda.

Any person may address the SYCPG regarding matters which are not shown in this Agenda. Comments and inquiries must be related to the SYCPG purposes (City Council Policy 600-24). The Chair can limit comment to a set amount of time per item, or per speaker. The "Brown Act," a State law, does not allow any discussion of, or action to be taken on, items not properly noticed to the public.

4. Docket Items:

a. **ACTION: Raintree Terrace Phase II, 309 Sycamore Road – PRJ-1062807 (Gary Taylor, Project Applicant).** Presentation from applicant for a proposed multifamily residential project.

b. **ACTION: Consideration of change in meeting day of the SYCPG (Vice Chair, SYCPG).**

5. Communications, Announcements and Special Orders

a. **Members of the Public**

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b. Elected Officials and Public Servants.

- (1) Carlos Lacarra, San Diego Police Department
- (2) Lucero Maganda, Mayor Todd Gloria
- (3) Alondra Gonzalez, Council District 8 Vivian Moreno
- (4) Andrew Harvey, County Supervisor Nora Vargas
- (5) Joana Enriquez, State Senate District 40 Ben Hueso
- (6) Mayra Hernandez, State Assembly District 80 David Alvarez
- (7) Other Representatives in attendance

c. Chairman.

d. Board Members

6. Subcommittee Reports

- a. There are no active subcommittees.

7. Representative's Reports

- a. Community Planners Committee – (Lopez)
- b. Otay Mesa Planning Group - (Wells)

8. Adjournment.

11/18/2022

VIA EMAIL: GTdesign@cox.net

Gary Taylor

Subject: PRJ-1062807 Assessment Letter
IO: 24009290

Dear Mr. Taylor

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the 1st review of the project as described below:

- Coastal Development Permit for Raintree Terrace - Phase 2 to demolish (2) existing residences and construct (6) 3-story multifamily residential buildings totaling 50,628-square-foot, each with (4) townhouses for a total of 24 units, with 2 of those units as ADU's, located at 309 Sycamore Road.
- Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0706 for a mapping action in the coastal overlay zone.

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required.

- **Uploading Resubmittal Documents** – Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete resubmittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).

- ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
 - ✓ For support contact the Development Services Department Help line at 619-446-5000.
-
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.
 - **Draft Findings:** Findings are written statements of factual evidence that are used as the criteria for making a land use decision and is part of the discretionary permit resolution. In order for staff to make a decision or recommend approval of your project to a decision maker, certain findings must be documented.

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

I look forward to working with you and your team. I may be reached at 619-446-5293 or CHoppe@sandiego.gov

Sincerely,

Christian Hoppe

Christian Hoppe
Development Project Manager



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Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 309 Sycamore Rd
San Diego, CA

Project Type Discretionary Project

Instructions

The following issues require corrections to the documents submitted.

Site Development Plans PRJ-1062807.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00045 | Sheet P1] The property located at 309-311 Sycamore Rd, APN 666-150-0700, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.) During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required) More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf> (Informational Only; No Response or Action Required) If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.) If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

[Comment 00046 | Sheet P1] Staff cannot make a determination with the information provided. Please provide the following documents: Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property, including 311 Sycamore Rd. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Please note, Google or Bing images are not permissible. Upload the new phot survey as "Photographic Survey."

[Comment 00047 | Sheet P1] Discretionary projects are required to submit all documentation identified in Information Bulletin 580, Section II.D. Please review the Bulletin and provide all documentation not provided with this submittal, including: written description of the property including architectural style, materials, features, setting & related structures; and Notice of Completion. Notice of Completion is typically provided as part of a chain of title search. This item can be obtained at the same location as the building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, then add this note to a standalone sheet: "Notice of Completion cannot be located." Please upload the requested documents onto Accela as "Historic Resource Information."



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DSD-Landscape Review

Andrea Navagato
ANavagato@sandiego.gov
(619) 446-5197

[Comment 00003 | Sheet C-1] HMP Tank – Street Yard: It appears that a “HMP Tank with Sump Pump” is proposed within the street yard. Please clarify what this is and indicate the depth of soil media on top of it. It is currently unclear if the placement of this tank will accommodate required street yard trees on top.

[Comment 00004 | Sheet L.2] Remaining Yard: Please provide updated remaining yard calculations for EACH structure per §142.0405(b)(2)(b)(i); “A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.” See the Form DS-6 for assistance with calculations.
<https://www.sandiego.gov/sites/default/files/ds006.pdf>

[Comment 00005 | Sheet L.2] Remaining Yard - Landscape Area Diagram: Please updated the Landscape Area to reflect the remaining yard area per the prior comment.

DSD-Planning Review

Kyle Goossens
KGoossens@sandiego.gov
(619) 446-5475

[Comment 00090 | Sheet P1] A decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission. Finding for all Coastal Development Permits (1) The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; (2) The proposed coastal development will not adversely affect environmentally sensitive lands; and (3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. (4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Provide Draft Findings at resubmittal.

[Comment 00091 | Sheet P1] Figure 2-3 of the San Ysidro Community Plan identifies the premises to be located within the San Ysidro South Neighborhood District. Project will be subject to the specific policies and recommendations of that district. San Ysidro Land Use Policy 2.2.4 Articulate multifamily structures to provide each unit with its own identity to avoid massive, monolithic structures, and use pedestrian paths to link the development to sidewalks, commercial amenities, parks, and schools. Project acknowledges this policy by providing multifamily structures that provide articulation and is compatible to the surrounding area. San Ysidro Land Use Policy 2.2.11 Provide housing options that explore and model innovative approaches to maintaining affordability, and attaining environmental and social sustainability while meeting the needs of the community. Support housing which: a. Provides alternative housing options, such as co-housing, eco-villages that are focused on sustainability, or cooperative living, where units share common facilities. b. Embraces the spirit of cooperative and sustainable living in an effort to provide a more affordable, cultural, and ecological lifestyle. c. Meets the needs of the community, by providing multi-generational housing, where grandparents may live with grandchildren or where large or extended families can more easily live together. d. Creates housing options such as companion units and additional residential units in lower densities to support and accommodate extended families living together. Project acknowledges this policy by providing a structure with multi-bedroom units, ADU's, and will be subject to the Title 24 regulations during the construction phase that will ensure sustainable development. San Ysidro Land Use Policy 2.2.18 Develop larger sized (three bedrooms) affordable units;



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housing with high-quality private open space; and residential units that are adaptable to multi-generational living. Project conforms to this policy by proposing multiple bedroom dwelling units with adequate private open space. San Ysidro Land Use Policy 2.2.19 Promote the production of very-low and low income affordable housing in all residential and multi-use neighborhood designations. Project conforms to this policy by providing deed-restricted affordable units within the development. Figure 2-9 identifies the site as Low-Medium Density Residential (10-15 du/nra). Project will be in conformance to the density of the site and will not adversely affect this designation. Urban Design Policy 4.3.11 Improve compatibility to adjacent buildings by creating additional building setbacks and/or stepbacks where multifamily residences are adjacent to a single-family residential zone. Project conforms to this policy by providing adequate setbacks for the site and enough spacing to not crowd adjacent properties. Urban Design Policy 4.3.12 Encourage differing residential densities with variation in building forms. Promote compatibility using visual buffers, such as setbacks, landscaping, walls, berms, or a combination thereof, and assist in creating a transition between land uses. Project conforms to this policy by providing structures with various building forms, offsetting planes, and landscaping. Present this project to the San Ysidro Community Planning Group. Provide Comments, concerns, and/or recommendations upon resubmittal.

[Comment 00092 | Sheet P1] The proposed project is a Coastal Development Permit to construct a multiple dwelling unit development on an existing graded site. The project site is located at 309 Sycamore Rd within the San Ysidro Community Plan. The site is zoned RM-1-1 with overlay zones including Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), Airport Influence Area (Imperial Beach NOLF Review Area 2), FAA Part 77 Notification Area, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 2). The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth. The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.

[Comment 00093 | Sheet P9] Show, label, and dimension the Plumb line measurement on all elevations. The structure height is measured from all points on top of a structure to existing grade or proposed grade, whichever is lower, directly below each point. This measurement is taken vertically through the structure at each point where structure height is being measured.

[Comment 00094 | Sheet P9] Show, label, and dimension the Overall Height Measurement on all elevations. The overall structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure's perimeter (building wall, balcony, bay window, or similar architectural projection) or at the property line, whichever is closer, to the highest point of the structure, projected horizontally to directly above this lowest point of grade. The overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less. The structure height shall not exceed the maximum allowed by the applicable zone at any one point.

[Comment 00095 | Sheet P9] Show, label, and dimension the Coastal Height Limit measurement on all elevations. The base of the measurement shall be taken from finished grade in accordance with the 1970 Uniform Building Code. The height shall be measured from the highest adjoining sidewalk or ground surface within 5 feet of the structure, provided that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 10 feet.

[Comment 00096 | Sheet P1] Revise Incentive #2 to read Angled Building Envelope Plane regulations, not structure height.

[Comment 00097 | Sheet P3] Show the location of Refuse and Recyclable Material storage in conformance to SDMC 142.0805.



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Irina Itkin
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(619) 446-5422

[Comment 00033 | Sheet C.2] Show all existing water appurtenances. For the existing water services, please indicate whether the service is to be remained or to be killed at the main.

[Comment 00034 | Sheet C.2] All proposed on-site water and fire mains should be label as private

[Comment 00035 | Sheet C.2] Provide the water study for the proposed development.

[Comment 00036 | Sheet C.2] Show all existing sewer laterals. Indicate whether the existing sewer lateral is to be remained or be plugged at property line.

[Comment 00037 | Sheet C.2] Clearly label the proposed connections to the existing water and sewer mains on Sycamore Drive.

[Comment 00038 | Sheet C.2] Eliminate the standard drawings from the Utility Notes.

[Comment 00039 | Sheet C.2] Label the sewer on-site as private to the point of connection to the existing 8" sewer main on Sycamore Road.

[Comment 00040 | Sheet C.2] Revise the utility note 2, to clearly stated: connect to existing or proposed private sewer mains. If the on-site private sewer mains are existing, please label as existing private sewer per PTS number..

[Comment 00041 | Sheet C.2] note 6, is not shown on the plan

[Comment 00042 | Sheet C.2] Provide the sewer flow generations for the proposed development.

Fire-Plan Review

Nathaniel Boyle
natebu@sandiego.gov
619-533-4481

[Comment 00044 | Sheet P1] Fire has no issues with proposed plans.

Planning-Facilities Financing

Paola Boylan
pmboylan@sandiego.gov
619-533-3683

[Comment 00001 | Sheet P1] DEVELOPMENT IMPACT FEE (DIF):This development project may be subject to development impact fees during the building permit review process.The current estimated San Ysidro DIF rate for the mobility, library and fire component of the residential development is \$2,025per dwelling unit.The current Citywide Park DIF for the residential component of the development is \$Link to the Citywide Park DIF Calculator:
<https://www.sandiego.gov/sites/default/files/park-dif-clculator.xls>Accessory Dwelling Units (ADUs) are required to pay DIF as follows:All proposed ADUs under than 750 square feet in gross floor area are exempt from DIF.The first two proposed ADUs on a premise are exempt from DIF, regardless of the gross floor area, under SDMC Section 142.0640(b)(1)(a)Proposed ADUs that are in excess of the first two ADUs on the premise, and that are equal to or greater than 750 square feet in gross floor area, are required to pay DIF at the multiple dwelling unit rate per 142.0640(b)(1)(b).ADUs



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subject to DIF are applied the fee in one of two ways, whichever results in a lower DIF per 142.0640(b)(1)(b): A scaled fee based on ADU size in accordance with Table 142-06A in SDMC Chapter 14, Article 2, Division 6, OR A fee proportionate in relation to the square footage of the primary dwelling unit on the premises, at the multiple dwelling unit rate. DWELLING UNIT MATRIX: When submitting an application for a Building Permit, please include a matrix that groups the proposed residential units by their size (SF), applicable housing type (SDU, MDU, ADU, or Senior Housing), affordability level (market rate, at or below 80% AMI, 81-120% AMI), and applicable incentive program(s), by building. Incentives programs include (1) LEED Platinum or Living Building Challenge and/or (2) dwelling units designed in accordance with the Housing Accessibility Program (SDMC Section 145.4002). REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP): RTCIP fees are required on residential development. The current RTCIP Fee is \$3,130 per single-dwelling unit and \$2,505 per multi-dwelling unit. Accessory Dwelling Units (ADUs) are required to pay RTCIP as follows: All proposed ADUs under 750 square feet in gross floor area are exempt from RTCIP. The first proposed ADU on a premise is exempt from RTCIP, regardless of gross floor area, per SANDAG Board Policy No. 031. Rule 23.C. Subsequent ADUs equal to or greater than 750 square feet in gross floor area are required to pay the multi-dwelling unit RTCIP rate.

[Comment 00002 | Sheet P1] CREDIT FOR DEMOLITION: Existing buildings may be eligible for a Development Impact Fee (DIF) credit. During the building review process, please include the Demolition Permit Number on the Site Plan or include a Demolition Plan as part of the Construction Plan submittal. RECORDED AFFORDABLE HOUSING AGREEMENT: If the development project is providing on-site covenant restricted affordable housing units, a recorded Affordable Housing Agreement will need to be uploaded to Accela to confirm eligibility during the building permit review process. On-site covenant restricted affordable units may be exempt from the Regional Transportation Congestion Improvement Program (RTCIP). Inclusionary dwelling units provided pursuant to Chapter 14, Article 2, Division 13 may be exempt from DIFs if the applicant has satisfied all the requirements of Division 13 for inclusionary dwelling units on the same premises as the market-rate dwelling units. ASSOCIATED DEVELOPMENT PERMITS: Please include the PTS/PRJ number(s) of any discretionary or preliminary reviews as part of your site plan during the building permit review process. Development permit means a permit issued pursuant to Land Development Code Chapter 12, Article 6. Development permits include the following: Neighborhood Use Permits, Conditional Use Permits, Neighborhood Development Permits, Site Development Permits, Planned Development Permits, Coastal Development Permits, and Variances. TIMING OF DIF PAYMENTS: The Regional Transportation Congestion Improvement Program (RTCIP) Fee and Housing Impact Fee (HIF) are due at Building Permit Issuance. All other Development Impact Fees are due no later than prior to requesting a final inspection per San Diego Municipal Code Section 142.0640. Applicants reserve the option to pay at Building Permit issuance. For all projects with a building permit application date prior to July 1st, 2022, and ready for building permit issuance in FY 2023, applicants will be given the opportunity to pay FY 22 fee rates if payment is made at building permit issuance. However, if applicant chooses to pay the fee at final inspection, any annual inflationary adjustments shall apply. Email impactfees@san-diego.gov to schedule a DIF payment. (INFORMATION ONLY) FEE SCHEDULE: Development Impact Fees are subject to an annual inflationary rate increase at the beginning of each new fiscal year (July 1st). The current DIF Schedule can be accessed at: <https://www.sandiego.gov/sites/default/files/feeschedule.pdf> NOTICE: These comments are draft and subject to change until presented by the City's assigned Development project Manager in conjunction with the development project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in responses to the full Assessment Letter. The DSD Development project Manager can assist with further questions.

Other

Community Planning Group

Christian Hoppe
CHoppe@san-diego.gov
(619) 446-5293

[Comment 00098 | Page] We also encourage you to contact Rudy Lopez Jr, chair of the San Ysidro planning group at 619-581-7491 or by email at rudyjrlopez@gmail.com to make arrangements to present your project at their next regular



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meeting. This group is officially recognized by the city council as a representative of the community, and as an advisor to the city in actions that would affect the community. We also notify the community planning group of your request and provide them with copies of all plans and documents that you submit.

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov
(619) 446-5299

[Comment 00070 | Page] These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00071 | Page] Grading permit will be required. It'll be condition of approval.

[Comment 00072 | Page] SWPPP will be condition of approval.

[Comment 00073 | Page] Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

[Comment 00074 | Page] Project proposed increase in flow. Therefore, please revise the Drainage report to provide Q100 mitigate flow for post-construction or provide calculation for Q100 capacity downstream system.

[Comment 00075 | Page] Project proposed a "no infiltration" category. Therefore, please provide infiltration testing or documentation that meets the requirements of Appendix C.1.1 of the City's Storm Water Standards Manual https://www.sandiego.gov/sites/default/files/sws_manual_may_2021_update.pdf.

[Comment 00076 | Page] Provide the applicable completed Worksheets B.5-2, B.5-6/B.5-7 for the proposed Treatment BMP(s) based on the infiltration category selected for each DMA.

[Comment 00077 | Page] Complete worksheet B-1.

[Comment 00078 | Page] Revise the DMA & BMP Summary Table & Worksheet B.2-1 to show the correct total DCV for both DMA 1 & 2. The worksheet B.6-1 should include DCV of both DMA (1 & 2).

[Comment 00079 | Page] Project proposed 10-foot dedication ROW with contiguous sidewalk. Per the LDR-Transportation number 14, please revise the Site plan, to proposed non-contiguous sidewalk, adjacent to the site on Sycamore Road.

[Comment 00080 | Page] The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction.

[Comment 00081 | Page] Please revise the Site Plan, to call out the construction of new City Standard curb & gutter, adjacent to the site on Sycamore Road.

[Comment 00082 | Page] Please revise the exhibit to dimension the driveways serving each lot per SDMC table 142-05M and table 142-05N.

[Comment 00083 | Page] Project shall adhere to visibility area triangles, per San Diego Municipal Code Section 113.0273 and Diagram 113-02SS. Add the visibility area triangles (for all driveways), per San Diego Municipal Code



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Diagram 113-02SS. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00084 | Page] Please revise the Site Plan, to call out the proposed 20' wide driveway to be constructed per current City Standard, adjacent to the site on Sycamore Road.

[Comment 00085 | Page] Please provide a dimensioned cross section view of the proposed retaining wall, adjacent to the PL, show the existing and proposed grades. No walls of footings are allowed to encroach into neighboring properties unless a letter of permission is provided by adjacent property owner.

[Comment 00086 | Page] Add a note that states: The Subdivider shall record a Declaration of Covenants and Reservation of Easements for the Shared Access Easement for the six project sites currently held by the same owner.

[Comment 00087 | Page] The Declaration of Covenants and Reservation of Easements shall state: Since the Mutual Access Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.

[Comment 00088 | Page] Development Permit Conditions will be determined on the next submittal when all requested information is provided.

[Comment 00089 | Page] With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.

DSD-Transportation Development

Maryann Soriano
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619-446-5376

[Comment 00006 | Page] General: These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00007 | Page] Project Description: SAN YSIDRO (Process 2)- Coastal Development Permit (CDP) for the construction of Phase 2 of Raintree Terrace which includes six 3-story buildings, each with 4 multi-family dwelling units for a total of 24 multi-family dwelling units (two 2-bedroom units, twelve 3-bedroom, and ten 4-bedroom) with 48 garage spaces and 22 shared vehicular parking spaces. The project site is located at 309 & 311 Sycamore Rd (APN: 666-150-0700) in RM-1-1 base zone, Parking Impact Overlay Zone and Coastal Overlay Zone within the San Ysidro Community Plan area. Council District 8.

[Comment 00008 | Page] Other Reviews: This project was previously reviewed for a Multi-Disciplinary Preliminary Review (PR) under the PTS #698710.

[Comment 00009 | Page] Trip Generation: Per Issue #12 in the PR, the proposed 24 multi-family dwelling unit is expected to generate approximately 144 average daily trips (ADT) with 12 AM (2 in, 10 out) peak-hour weekday trips and 13 PM (9 in, 4 out) peak-hour weekday trips. This is at a rate of 6 trips/ dwelling unit (for over the 20 dwelling units/acre) per the City of San Diego Trip Generation Manual (May 2003).

[Comment 00010 | Page] Vehicle Miles Traveled (VMT): The proposed residential project is presumed to have less than significant VMT impact as a small project defined as generating less than 300 daily unadjusted trips. Per the City's



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Transportation Study Manual (TSM), a VMT analysis will not be required.

[Comment 00011 | Page] Local Mobility Analysis (LMA):The proposed multi-family residential project does not require a Community Plan Amendment or Rezone and is expected to generate less than 1,000 ADT. Per the TSM, a LMA will not be required.

[Comment 00012 | Page] Mobility Choices – Coastal Overlay Zone:This multi-family residential project is located within a Coastal Overlay Zone. The Mobility Choices regulations are not in effect within the Coastal Mobility Zone at this time; therefore, the Mobility Choices regulations do not yet apply. The project is in Mobility Zone 3.

[Comment 00013 | Page] Public Improvements:Per Issue #7 in the Preliminary Review, the plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide full roadway cross sections for Sycamore Road including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, striping with lane dimensions, and location of sidewalk and width, in order to determine any potential street dedication or improvement requirements.

[Comment 00014 | Page] Frontage:Per Issue #8 in the PR, the project is proposing to dedicate 10 feet along the project frontage on Sycamore Road and construct a 5-foot wide contiguous sidewalk per Sheet L1 and Sheet L2. Please revise plans to provide non-contiguous sidewalk with offsite transitions. This should also be shown on Sheet 1 site plan.

[Comment 00015 | Page] Parking Table: Per Issue #15 in the PR, please revise the parking information in the project data on Sheet 1 to include the minimum parking ratios required per code, the minimum number of parking spaces required per code, and the parking provided for accessible spaces, electric vehicle spaces, motorcycles, and bicycles. Also, since the surface parking spaces are to be shared between the two lots, please include the number of surface parking spaces designated for APNs: 666-150-0700 versus 666-150-0800 in the parking table.

[Comment 00016 | Page] Parking: Per Issue #16 in the PR, parking for the proposed multi-family dwelling units shall be provided at a rate of 2.25 spaces/dwelling unit per SDMC Section 142.0520(a), Table 142-05C. Per SDMC Section 141.0302(b)(3)(A), no parking spaces are required for ADUs. If the two proposed low-income affordable units meet the criteria in Section 142.0527(a)(3), parking shall be provided per SDMC 142.0527, Table 142-05D with high parking demand for the affordable units only. Please specify the number of affordable units, unit type (i.e. 2-bedroom, 3-bedroom, etc.), and level of affordability of these units.

[Comment 00017 | Page] Shared Parking:Per Issue #9 in the PR, the Phase 1 project (PTS #335446) provided 36 garage spaces and 10 parallel parking spaces to meet the requirement of 41 vehicular parking spaces, as shown in Sheet 3. Phase 2 proposes 48 garage spaces and modifies 10 parallel parking spaces to 22 surface parking spaces that would provide 10 vehicular parking spaces for APN:666-150-0800 (Phase 1) and 12 vehicular parking spaces for APN:666-150-0700 (Phase 2). Confirm and revise Sheet 1 to clearly state that the 22 surface parking spaces would be shared between 2 lots and that the 12 surface parking spaces are included in those 22 surface parking spaces.

[Comment 00018 | Page] Shared Parking AgreementPer Issue #11 in the PR, the proposed surface parking spaces are located within APNs: 666-150-0700 and 666-150-0800. It appears that the surface parking spaces are to be shared between lots, please provide a shared parking agreement per the City's standard format between all affected parties for staff review.

[Comment 00019 | Page] Accessible Parking:Please call out accessible parking spaces with dimensions of the spaces and access aisle per California Building Code (CBC) Section 1109A.3 on the site plan. Please include van accessible parking spaces per CBC Section 1109A.8.6

[Comment 00020 | Page] Electric Vehicle Charging Spaces:Per 2019 CBC 4.106.4.1, for new townhouses with attached private garages, each dwelling unit shall install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. Plans show only 1 of the dwelling units with EV charging space. Please revise plans accordingly.

[Comment 00021 | Page] Electric Vehicle Charging Spaces:Per 2019 CBC 4.106.4.2, if residential parking is available, 10% of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces. Calculations for the required number of EV spaces shall be rounded up to the nearest whole



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number. Per the “descriptive statement” on Sheet 1, 12 of the 22 proposed surface parking spaces will be provided for Phase 2. A minimum of 2 (12*0.1) electric vehicle charging spaces are required including 1 van accessible EV charging space per CBC 4.106.4.2.2. The project is proposing 1 electric vehicle charging space within the surface parking lot, which does not meet the requirement. Please revise to show and call out 1 additional van accessible electric vehicle charging space with dimensions per CGBC 4.106.4.2.2.

[Comment 00022 | Page] Motorcycle Parking: Per Issue #22 of the PR, motorcycle spaces shall be provided at a rate of 0.1 space/dwelling unit for 1-bedroom/studio over 400 SF, 2-bedroom and 3-4-bedroom units per SDMC Section 142.0520(a), Table 142-05C. The project is required to provide a minimum of 2 (24*0.1) motorcycle spaces. A total of 4 motorcycle parking spaces. Per Site Key Note 17 on Sheet 2, 2 motorcycle spaces are provided for each phase. Since the motorcycle parking spaces are located within Lot APN: 666-150-0800 and 2 of these spaces are to be shared with APN: 666-150-0700, please provide a shared parking agreement per the City's standard format and demonstrate how the motorcycle parking requirements for both lots will be met.

[Comment 00023 | Page] Bicycle Parking: Per issue #24 of the PR, Footnote 5 of SDMC Section 142.0525(a), Table 142-05C states that bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit. Please add note on the plans.

[Comment 00024 | Page] Driveway Access Easement: Per Issue #6 in the PR, the project proposes to take access from an existing 20-foot wide driveway located within APN: 666-150-0800, which is governed by CDP No. 1215252 and TM No. 1215243 (PTS #335446 – Raintree Terrace). An access easement in favor of APN: 666-150-0700 to utilize the existing driveway to access for APN: 666-150-0800 is required. Per Sheet C-1 easement note #2, a 29-foot wide access easement is proposed. Please modify the note to explain that it is 20 feet for access and approximately 9 feet for parking.

[Comment 00025 | Page] Drive Aisle: Per SDMC 142.0560(b) Table 142-05L, the minimum required aisle width for two-way is 24 feet for perpendicular parking spaces. Plans show a 20 foot wide drive aisle at the narrowest point, which does not meet the minimum drive aisle width requirement. Please revise the plans accordingly. Please note that sheet 3 (Approved Phase 1 Exhibit) shows a 20 feet drive aisle, which is acceptable for the phase 1 project because the parking provided for that project had 0-degree angle (parallel parking).

[Comment 00026 | Page] Transit: Per Issue #28 in the PR, please show the location and indicate the walking distance (in feet) to the nearest bus stop on the plans.

[Comment 00027 | Page] Visibility Triangles: The visibility triangles shown on Sheet L1 are drawn incorrectly. Please revise the plans to show the visibility triangles at the project driveway measured inward from the property line per SDMC Section 113.0273(b)(3) and clearly note on the plans that no objects higher than 24 inches will be proposed in the visibility areas.

[Comment 00028 | Page] Plan Revision: The APN number stated in the Project Data on Sheet 1 incorrectly states 665-150-0700, instead of 666-150-0700. Please revise accordingly.

[Comment 00029 | Page] Plan Revision: The shared drive aisle on Sheet 1 shows drive aisle width of 21 feet, whereas Sheet 2 shows a drive aisle width of 22 feet. Please revise plans to correct these discrepancies.

[Comment 00030 | Page] Gates: Per Issue #26 in the PR, please label all proposed gates on the plans and provide information regarding how the proposed gates will operate.

[Comment 00031 | Page] Climate Action Plan (CAP) Consistency Checklist: Strategy 3, Item 3 of the CAP Consistency Checklist states that 50% of the necessary electric vehicle supply equipment (EVSE) will be provided. Please state the number of EV charging spaces required, provided, as well as how many of the EV charging spaces will have the necessary EVSE in the textbox provided.

[Comment 00032 | Page] Additional Comments: Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)



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Housing Commission

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[Comment 00043 | Page] Density Bonus & Inclusionary Housing Conditions: PRJ-1062807; 309-311 Sycamore Road; San Diego, CA 92173 This project is subject to the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. This project is subject to the Accessory Dwelling Unit & Junior Accessory Dwelling Unit Regulations within the Regulated Use Category - Separately Regulated Uses Regulations of the San Diego Municipal Code Chapter 14, Article 1, Division 3. The applicant requests an accessory dwelling unit bonus pursuant to San Diego Municipal Code Chapter 14, Article 1, Division 3. The applicant proposes 2 total accessory dwelling units (ADUs). The underlying zoning of the property allows for the development of 2 accessory dwelling units. The applicant requests a density bonus pursuant to California Government Code Sections 65915-65918 and San Diego Municipal Code Chapter 14, Article 3, Division 7. The underlying zoning of the property allows for the development of 15 units. The applicant proposes 13% of the project (15 units x 13% = 1.95 rounded to 2 units) will be affordable to very-low income households with rents at 30% of 50% of Area Median Income for a period of 55 years. By providing those affordable units, the project will meet the requirements of San Diego Municipal Code Section 143.0720(l)(2) which provides for a 42.5% density bonus (15 units x 42.5% = 6.38 rounded to 7 units) for a total of 22 units. The project is eligible for 4 incentive/incentives. The Inclusionary Affordable Housing Regulations require the applicant to provide 2 units (17 units x 6% = 1.02 rounded to 2 units) affordable to low income households with rents at 30% of 60% of Area Median Income for a period of 55 years. Therefore, provision of the 2 density bonus affordable units at 50% AMI shall also satisfy the applicant's obligations under the Inclusionary Affordable Housing Regulations. The project plans indicate the demolition of 2 units. If demolished structures contained rental dwelling units occupied by persons and families of low income or very low income at any point in the 5 years prior to application, the project will be required to replace those dwelling units per California Government Code 65915. The applicant shall provide the San Diego Housing Commission with tenant income information and unit type to determine the replacement unit requirements. If tenant income information is unobtainable, the replacement unit requirement for this property will be 2 affordable units with a total of 5 bedrooms across the units. Please contact the Housing Commission as soon as possible to discuss impacts. The 2 affordable rental units must be provided in a comparable mix to the total development. Comparability will be determined by the San Diego Housing Commission. The applicant must submit the Density Bonus Application to initiate the affordable housing agreement process. Following submission of the application, the process of drafting and finalizing the agreement will take between 30-60 days. Please plan accordingly. Contact Ann Kern at annk@sdhc.org or (619) 578-7582 to obtain a copy of the application. AFFORDABLE HOUSING PERMIT CONDITION Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 42.5% density bonus (7 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 2 affordable units with rents of no more than 30% of 50% for no fewer than 55 years. Please let me know if you have any questions. Thank you. Ann Kern Vice President, Land Use Programs (619) 578-7582

LDR-Environmental

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[Comment 00048 | Page] Scope of Work (INFORMATION ONLY, NO ACTION REQUIRED) The project proposes a Coastal Development Permit (CDP) for Raintree Terrace - Phase 2 to demolish (2) existing residences and construct (6) 3-story



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multifamily residential buildings totaling 50,628-square-feet, each with (4) townhouses for a total of 24 units, with 2 of those units as accessory dwelling units (ADU's), located at 309 Sycamore Road, San Diego, CA. The 1.07-acre site is in the RM-1-1 Base Zone of the San Ysidro Community Plan, Coastal Overlay Zone (Non-Appealable), San Ysidro Redevelopment Project, Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Brownfield Airport (BFA) and NOLF Imperial Beach, Review Area 2), and the Federal Aviation Administration Part 77 Notification Area.

[Comment 00049 | Page] Project Issues The project is located in the San Ysidro Community Plan, and as such may be subject to the applicable mitigation framework measures in the Final Environmental Impact Report (EIR) for the San Ysidro Community Plan Update (CPU).

[Comment 00050 | Page] The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information and pending resolution of the other reviewing disciplines' (DSD-Planning, DSD-Engineering, DSD Landscape, DSD-Transportation, Water and Sewer, and DSD-Historic) issues.

[Comment 00051 | Page] AB 52 (Tribal Cultural Resources) Notification:The project is located in the San Ysidro Community Plan, and as such may be subject to the applicable mitigation framework measures in the Final Environmental Impact Report (EIR) for the San Ysidro Community Plan Update (CPU) for historical resources. It looks like ground disturbance is proposed with this project. If ground disturbance is proposed then pursuant to Assembly Bill (AB) 52 (Tribal Cultural Resources), AB 52 Notification may be required for the project.

[Comment 00052 | Page] Historical (Archaeology):The project is located in the San Ysidro Community Plan, and as such may be subject to the applicable mitigation framework measures in the Final Environmental Impact Report (EIR) for the San Ysidro Community Plan Update (CPU) for historical resources (archaeology).According to the City's GIS map layer, the project site is moderately sensitive for cultural resources. EAS is consulting with qualified City staff if archaeological analysis will be required on the project.

[Comment 00053 | Page] Historic (Built Environment):The project is located in the San Ysidro Community Plan, and as such may be subject to the applicable mitigation framework measures in the Final Environmental Impact Report (EIR) for the San Ysidro Community Plan Update (CPU) for historical resources.The project has been reviewed by the City's Plan-Historic staff (PHS). EAS defers to PHS for additional information. Until this issue has been addressed to the satisfaction of PHS this issue cannot be cleared.

[Comment 00054 | Page] Greenhouse Gas Emissions:EAS received a CAP Checklist in this submittal and the following revisions are required;Page 3: Add PRJ 1062807 in the application information.

[Comment 00055 | Page] Step 2, question no. 1: Spell out "TPO." Mark which land use type you are referring to in Attachment A. See attachment A.

[Comment 00056 | Page] Step 2, question no. 3: EAS is consulting with DSD-Transportation on responses for this question.

[Comment 00057 | Page] Step 2, question nos. 4 through 7: Revise the statement to "The project is a residential project therefore this strategy does not apply."

[Comment 00058 | Page] Geology:The project is located in Geologic Hazard Categories 31 (liquefaction) and 53. GHC 31 is characterized as liquefaction and GHC 53 is characterized as Level or sloping terrain, unfavorable geologic structure, low to moderate risk. EAS defers to DSD-Geology for additional comments and information.

[Comment 00059 | Page] Noise:The EIR for SYCPU contains mitigation framework measures for noise-sensitive lands uses (e.g. residential), including if new development would expose people to noise exceeding normally acceptable levels, prior to approval of building permits.

[Comment 00060 | Page] Please provide a site-specific acoustical analysis in the next submittal. Also please clarify if any HVAC units are proposed on or within the building, and if there is potential for significant noise impacts from these units to the residents in the building and if mitigation would or would not be required.



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[Comment 00061 | Page] (Continued) Please also provide a discussion addressing the City's General Plan and the City's Noise Ordinance. The report shall be prepared in accordance with the City of San Diego's Acoustical Report Guidelines.

[Comment 00062 | Page] Public Utilities/Waste Management: The City's CEQA Significance Determination Thresholds states projects that include construction, demolition, and/or renovation of 40,000 square-feet, or more of building space may generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste facilities. Based on the information provided in this submittal the project meets the City's CEQA Significance Determination Thresholds for solid waste, therefore a Waste Management Plan (WMP) is required.

[Comment 00063 | Page] Please refer to the following website for what needs to be included in a Waste Management Plan (WMP): <http://www.sandiego.gov/environmental-services/pdf/recycling/wmpbulletin.pdf>

[Comment 00064 | Page] The WMP will need to be reviewed by the City's Environmental Services Department (ESD). EAS suggests the applicant provide ESD with a draft WMP for edits/modifications, prior to submitting it to EAS for review. For more information please contact Jane-Marie Fajardo at 858-492-5025.

[Comment 00065 | Page] Other Please note additional environmental issues may arise as the review progresses. Should the project be redesigned or changed in project scope then EAS would need to review the project.

[Comment 00066 | Page] Paleontology: According to the Preliminary Grading and Drainage Plan (Sheet C-1), the project proposes 510 cubic yards (cy) at a maximum depth of cut of 2.8 feet, 440 cy of fill at a maximum fill depth of 4.6 feet and the export of 70 cy. Based on the information provided in this submittal the project would not meet the mitigation framework measures of the EIR of SYCPU for potential impacts to paleontological resources. Monitoring will not be required.

[Comment 00067 | Page] Transportation: The project has been reviewed by DSD-Transportation. The proposed residential project is presumed to have less than significant Vehicle Miles Traveled (VMT) impact as a small project defined as generating less than 300 daily unadjusted trips. Per the City's Transportation Study Manual (TSM), a VMT analysis will not be required. EAS defers to DSD-Transportation for additional comments and information.

[Comment 00068 | Page] INFORMATIONAL: In order to stay in compliance with construction best practices on job sites, we need to emphasize the following requirement: Owners and Contractors: Please see the new COVID 19 requirements for all construction sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf

[Comment 00069 | Page] Discretionary Projects: These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

Required Submittal

PRJ-1062807



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Project Address: 309 Sycamore Rd, San Diego, CA

Project Type: Discretionary Project

Primary Contact: Tim Seaman
TIM@CHAMPIONPERMITS.COM

Upload any additional/optional documents prior to submitting the required documents.

Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Agreement - Shared Parking	DSD-Transportation Development
Applicant Correspondence	DSD-Transportation Development
Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Landscape Review
Applicant Response to Issues	DSD-Planning Review
Applicant Response to Issues	DSD-Transportation Development
Climate Action Plan Consistency Checklist	DSD-Environmental
Climate Action Plan Consistency Checklist	DSD-Transportation Development
Draft Findings	DSD-Planning Review
Drainage Study	DSD-Engineering Review
Historic Resource Information	DSD-Historic
Photographic Survey	DSD-Historic
Site Development Plans	DSD-Engineering Review
Site Development Plans	DSD-Environmental
Site Development Plans	DSD-Landscape Review
Site Development Plans	DSD-Planning Review
Site Development Plans	DSD-Transportation Development
Site Development Plans	DSD-Water and Sewer
Site Development Plans	Housing Commission
SWMP-Water Quality Assessment	DSD-Engineering Review
Waste Management Plan	DSD-Environmental