‘Spring Training’ is week of seminars on building, development review

Development Services Department staff discusses development codes, procedures

Development and permit information, the Land Development Code, plan submittal and engineering plan self-certification are topics to be covered during a week of lunchtime seminars scheduled May 14-18.

These “Spring Training” seminars will be taught by Development Services Department staff and will include condensed versions of popular seminars held through the years.

The lunchtime seminars will be held from 11:30 a.m. to 1:30 p.m. at the City of San Diego’s Clairemont Community Services Center, 4731 Clairemont Drive. Lunch will be included in the $5 per person, per seminar price.

Class topics and the date scheduled:
- Monday, May 14: Can You Do What You Want To Do?: The investigation phase — Development and Permit Information and Records — before land purchase and the creation of the development’s concept. Karen Flaherty, Supervising Plan Review Specialist, will review the types of information available — and how to access it. This seminar will be of particular interest to real estate agents and developers.

Seminars are scheduled daily from May 14-18

LAND DEVELOPMENT CODE

Industrial areas outside coastal zone get revised floor area ratio

The maximum floor area ratio for industrial zones in Table 131-06C of the Land Development Code has increased to 2.0 in areas outside of the coastal zone, effective Feb. 8, 2001.

Floor area ratio determines the amount of gross floor area allowed on a parcel. The change to the industrial floor area ratio in the coastal zone, as well as the remaining Land Development Code changes approved by the City Council on Jan. 9, will not go into effect until final Coastal Commission certification.

A current copy of the code is available on the city’s web site. For more information, contact Beth Murray at 446-5339.

STATE AGENCY

Construction site sewer spills can result in fines from Regional Water Quality Control Board

The Regional Water Quality Control Board is getting tough on sewer spills.

Some of the City’s most significant sewer spills have been due to construction related activities.

Recently, the City of Laguna Beach was fined $60,000 when a sewer lateral connection was overlooked as part of a sewer main rehabilitation project. This oversight resulted in a sewer spill that closed a local beach.

Contractors working on City facilities are required to pay any fines associated with sewer spills resulting from their work. This is applicable to both CIP and permit projects.

As fines are generally based on their impact and the volume that is lost, it is recommended that contractors work carefully near or on sewers.

Prior to construction the contractor should provide, to the project Resident Engineer, a spill prevention plan and a contingency plan which identifies what actions and resources will be provided should a spill occur.

Although there are many...
failure during earthquakes. Similar requirements have been enacted by cities throughout California and other seismically active areas.

The meeting was scheduled to discuss the required upgrades.

Staff conducted a survey of structures throughout the city, finding approximately 800 buildings suspected of having unreinforced masonry bearing walls. These buildings were constructed before 1939, when the city adopted more stringent reinforcing requirements.

As detailed interior inspections of buildings were not performed during the survey, some owners of structures not needing retrofit under this ordinance may have received letters. Those property owners need to show proof of their building’s age and/or construction type to request removal from the list if they were incorrectly noticed.

Additional work is required depending on the amount of remodeling or repair work performed during any five-year period. This includes:

- If half of the building’s valuation is expended (excluding any spent on seismic upgrading), a complete seismic retrofit is required within ten years of notice by the City.
- Complete retrofit is also required if a third of the building’s floor area has been changed to a higher hazard category (use or occupancy).

Another meeting for building architects and engineers is scheduled for a future date. Contact Ed Spicer at (619) 557-7930 for details.

### SEMINAR REGISTRATION

#### Traffic Control Training Class
- **Cost:** $42 per person.
- For information, call (619) 446-5284

**Location:**
City of San Diego
Development Services/Environmental Services
9601 Ridgehaven Ct., Suite 220

Please select a seminar
- June 20
- July 18

Please complete the following information

- **Name**
- **Company**
- **Address**
- **City, State, ZIP Code**
- **Daytime telephone number**
- **Amount enclosed**

Please make check payable to:
City Treasurer
and mail to:
Traffic Control Class
City of San Diego Development Services Department

**Land Development Review**
Traffic Control Section
1222 First Ave., MS-502
San Diego, CA 92101

#### Spring Training’ Seminars

<table>
<thead>
<tr>
<th>Seminar</th>
<th>Location</th>
<th>Cost</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can You Build What You Want To Build?</td>
<td>City of San Diego Clairesmont Community Service Center 4731 Clairesmont Drive</td>
<td>$5 per person, per seminar.</td>
<td>(619) 446-5447</td>
</tr>
<tr>
<td>Land Development Code</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Plan Program</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan Submittal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering Self-Certification</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please complete the following information

- **Name**
- **Company**
- **Address**
- **City, State, ZIP Code**
- **Daytime telephone number**
- **Amount enclosed**

Please make check payable to:
City Treasurer
and mail to:
“Spring Training”
City of San Diego Development Services Department
1222 First Ave., MS-501
San Diego, CA 92101
**STAFF CHANGES**

**Broughton, Escobar-Eck take over divisions**

New deputy directors have been named in the Development Services Department Project Management and Land Development Review divisions.

Kelly Broughton, ASLA, is the new Deputy Director of the Land Development Review Division. Broughton was previously Deputy Director of the Project Management Division and replaces Gary Halbert, who is now the Chief Deputy Director in the Planning Department.

A licensed landscape architect, Broughton led the effort to develop the City's new Land Development Code, which overhauled the city ordinances covering zoning and other land use. He has 20 years experience in the private and public sectors in planning, land use and site development.

**Escobar-Eck**

Replacing Broughton is Marcela Escobar-Eck as Deputy Director of the Project Management Division. She has been city liaison on the Naval Training Center Reuse Project for the past 18 months.

Escobar-Eck has 14 years of experience in the private and public sectors in planning, development review and project management of high-profile projects.

She will continue her role as lead City negotiator on development agreements and she will complete the planning process for the Naval Training Center Project. This includes overseeing the project through the State Coastal Commission Hearings and completing the conveyance of the final NTC parcels from the Navy to the City.

**TRAINING**

**Work Zone Traffic Control class moves to new location**

The popular Work Zone Traffic Control class has moved to a new location.

The monthly class, which teaches proper techniques for preparing traffic control plans, is now being held at the Development Services Department Ridgehaven office, 9601 Ridgehaven Court.

Any construction project which blocks or reroutes the normal flow of traffic must have a detailed plan to redirect traffic approved by Development Services.

Using videos, slides and interactive exercises, the day-long seminar studies standards and accepted techniques in traffic control.

General contractors, consultants, materials suppliers, resident engineers and others involved in work that might block traffic are encouraged to attend.

Classes are held the third Wednesday of the month, except in December. The next classes are June 20 and July 18. To register, complete the form on page 2 of this newsletter.

The class is hosted by the Development Services Department's David Alvarez and Bill Jones.

For more information, call (619) 446-5284.

**Seminars**

Continued from Page 1.

- **Tuesday, May 15: Inside The Land Development Code:** Overview of the new code, its regulations, how to use it. Linda Johnson, Land Development Code Program Manager, will discuss the code, which went into effect in 2000. It was the first total overhaul of the city's zoning and other land regulations.

- **Wednesday, May 16: Master Plan Program—Save Time and Money:** The Development Services Department's Master Plan program allows builders to save time and money by creating a master construction plan for a product that is constructed several times. Salam Hasenin, Supervising Plan Review Specialist, will discuss this innovative program with applications that include everything from swimming pools to tract homes. A must for construction managers and contractors.

- **Thursday, May 17: Submit Those Plans Right!**

One of the most complicated phases of any project review is the plan submittal. Marcela Escobar-Eck, Deputy Director, Project Management Division, will discuss the city's new project submittal guidelines and provide tips on how to reduce the number of plan corrections. Architects, engineers and anyone else involved in packaging plan sets is invited.

- **Friday, May 18: Engineering Self-Certification:** Find out about how your project's engineers can certify that the plans comply with regulations. Mo Sammak, supervisor of the Development Services Department's subdivisions and public improvements plan review section, will discuss this innovative program that reduces fees and plan review times.

For more details on the seminars, pick up a flyer in our offices, see our web site, or call (619) 446-5447 to request a copy of the flyer.

Cost of each seminar is $5. To register, complete the form on page 2 of this Permit Press issue.

**Beach area street construction limited**

The City's annual moratorium on construction work affecting streets and sidewalks in the beach areas begins in May.

Critical periods are weekends surrounding holidays at Memorial Day (May 28), Independence Day (July 4) and Labor Day (Sept. 3).

Traffic control permits and other work affecting public access to beach areas may be limited during the summer months. For more information, call David Alvarez at (619) 446-5284.

Call at Plan Pickup instead of Will Call: Plans ready for pickup that were formerly placed in the third floor Development Services Center will-call area are now available from the plan pickup area.

The plans are available during normal business hours, 7 a.m. to 4 p.m., Monday-Friday.

Documents are stored either by plan file number or by customer name.

**Draft Submittal Information**

On-line: A draft of the submittal requirements is on the city's web site.

The information has yet to be approved by the City Council. Because it is a draft, be sure to see the “Draft Notes” section of the on-line document to get the latest information.

**Spill**

Continued from Page 1.

measures contractors can take, special emphasis should be placed on backup systems for sewer bypass operations, monitoring procedures, containment measures and 24 hour emergency contact.

The emergency contact phone number should also be given to the project Resident Engineer, and should be painted on the pavement, adjacent to the end of the trench, each time the site is closed.
It’s Time For
Spring Training
Learn at lunch on topics such as “Can You Do What You Want To Do,” “Land Development Code,” “Engineering Self-Certification” and “Getting The Submittal Right.” Cost is just $5. Mark the week of May 14-18 on your calendar.
For more information, call (619) 446-5447.

City of San Diego Development Services Department

HOMETOWN STREET ADDRESS, SAN DIEGO, CA 92101-4154

RETURN SERVICE REQUESTED